



4 Payens Corner • Baldock • Hertfordshire • SG7 6FQ

Guide Price £650,000

Charter Whyman

TOWN & VILLAGE HOMES





FOUR BEDROOMS + STUDY OPEN-PLAN LIVING ALLOCATED PARKING

THE PROPERTY

A stylish and thoughtfully arranged four bedroom end-of-terrace townhouse, forming part of an attractive modern conversion. The accommodation is well balanced across three floors, offering flexible and contemporary living ideal for modern lifestyles. The ground floor features an impressive open plan kitchen, sitting and dining space, complete with a fitted kitchen and bi-fold doors opening to the rear courtyard, creating a light and sociable hub of the home. A convenient cloakroom completes this level.

On the first floor, there are two bedrooms, including a well proportioned principal bedroom with en suite shower room. The second floor provides two further bedrooms, a family bathroom,

The property fronts directly onto the High Street in Baldock, set behind a wrought iron fence and gate that clearly define the front garden from the footpath. A pleasant area of lawn with mature trees provides a soft and attractive outlook, creating a welcoming approach to the home while maintaining a sense of separation from the road.

To the rear, there is a private paved courtyard garden, fully enclosed by fencing and ideal for low maintenance outdoor enjoyment. A gate provides access to the rear car park, where the property benefits from an allocated parking space. In addition, a secure gated side access leads directly through to the courtyard, offering both convenience and practicality for everyday use.

THE LOCATION

The house enjoys a highly convenient central position in the heart of Baldock, just off the High Street and within half a mile of the mainline railway station (11 minute walk according to Google).

This historic North Hertfordshire market town, founded by the Knights Templar in the 1140s, retains a charming character with an array of attractive period buildings. Excellent rail connections place London King's Cross just 36 minutes away and Cambridge around 26 minutes.

The town also benefits from easy access to the A1 (M) via nearby junctions, making it ideal for commuters and well connected for road travel.





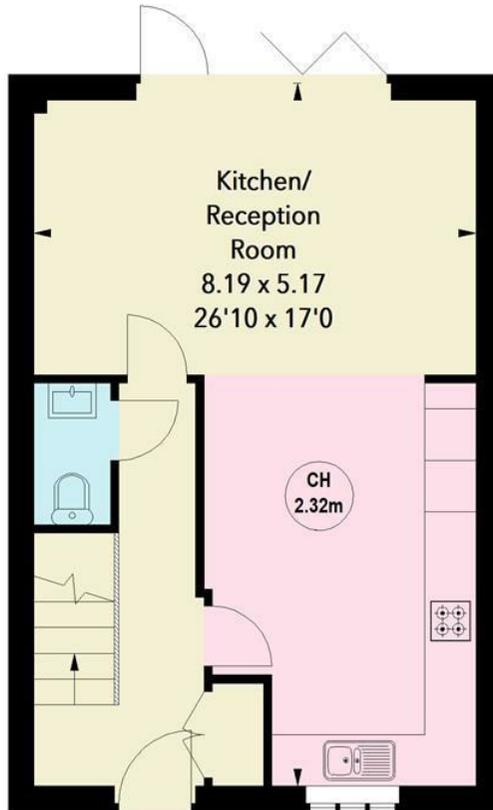


Payens Corner, SG7

Approximate Area = 125.60 sq m / 1352 sq ft

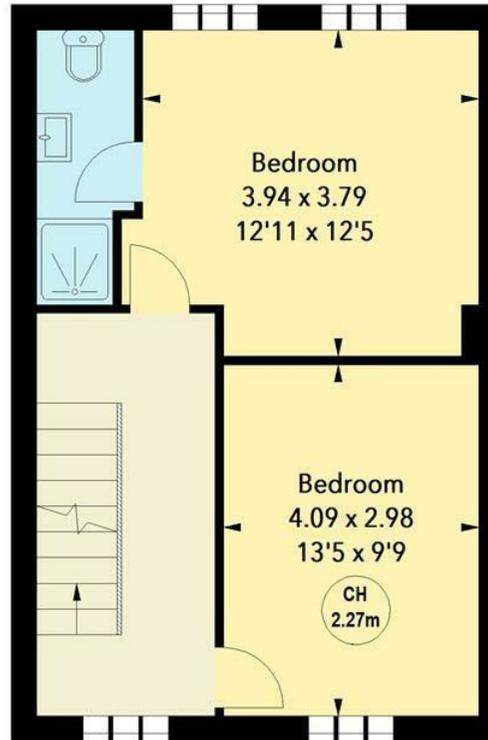


Key :
CH - Ceiling Height



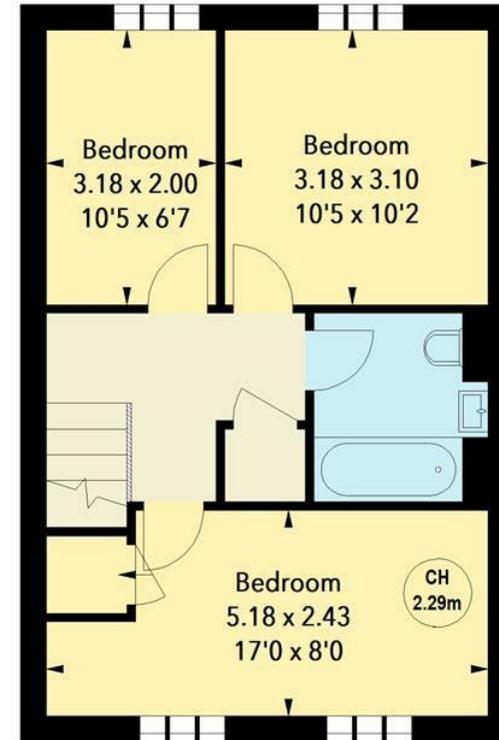
Ground Floor

Approx. 42.36 sq m / 456 sq ft



First Floor

Approx. 41.62 sq m / 448 sq ft



Second Floor

Approx. 41.62 sq m / 448 sq ft

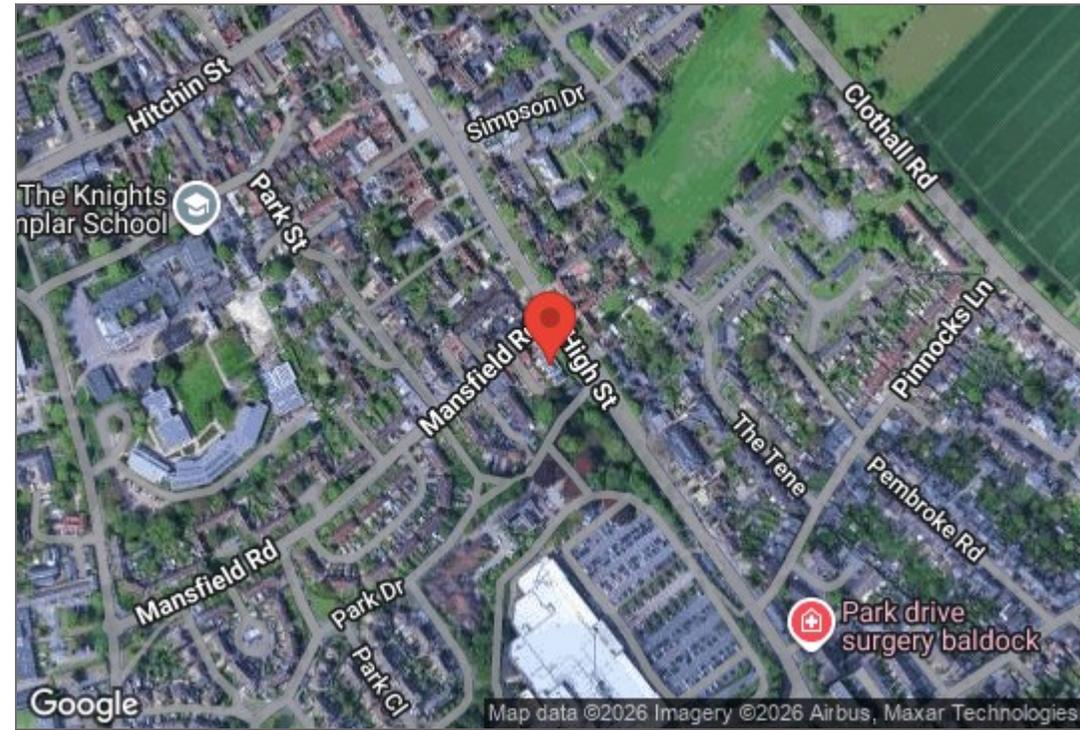
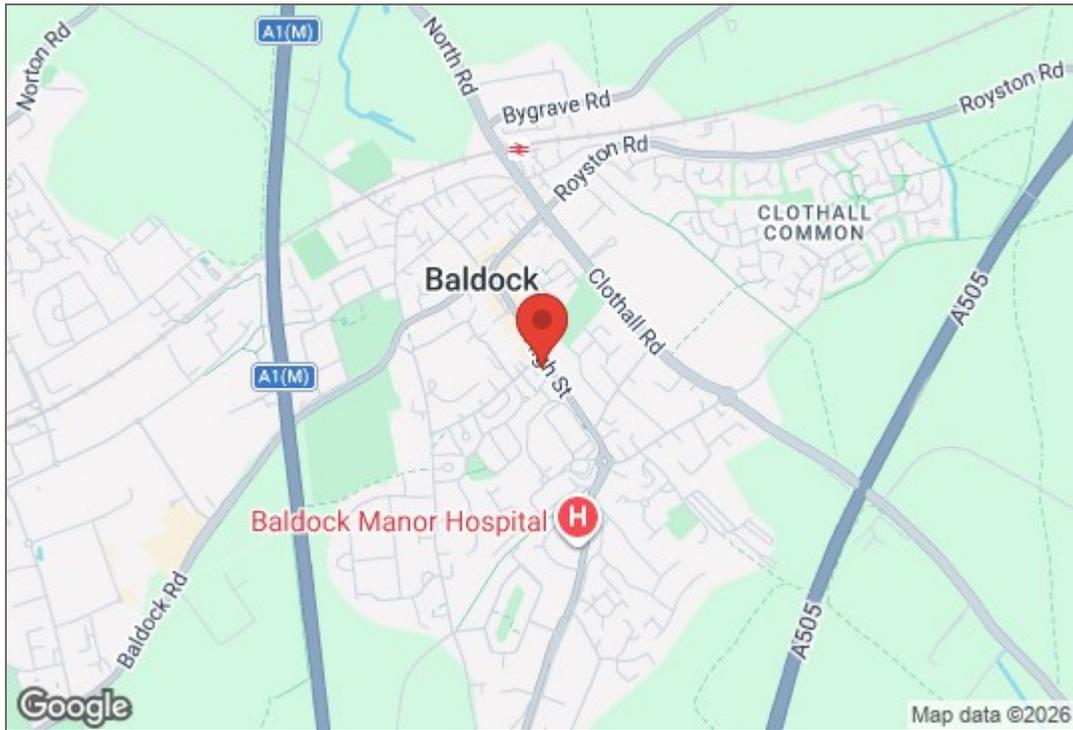


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

We have not undertaken any investigation into the wall type or roof structure of the property and are therefore unable to confirm the construction. Prospective purchasers should satisfy themselves in this regard, including seeking advice from a suitably qualified professional if required.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

LISTED PROPERTY

The property is not listed.

COUNCIL TAX

Band - E

CONSERVATION AREA

The property is in a conservation area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk