



28 Icknield Way • Baldock • Hertfordshire • SG7 5AL

£1,700 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



## DECEPTIVELY SPACIOUS TOWN COTTAGE STUNNING OPEN-PLAN LIVING ROOM VERY CONVENIENT LOCATION

### THE PROPERTY

This very smart traditional terraced town cottage has been imaginatively and very well extended and updated. The centrepiece of this exceptional home is the open-plan living room with kitchen, dining and family areas, which is complemented by a separate sitting room and a cloakroom/WC/utility. The first floor provides three good bedrooms, one with an en suite shower room, and a well appointed family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating.

The property is available for rent unfurnished.

### THE OUTSIDE

The front garden is laid to shingle, providing off-street parking and with a paved path to the front door.

A pedestrian right-of-way leads to the rear garden, which is some 89' (27m) in length and laid to lawn with a paved patio adjoining the house and an area of decking and timber garden shed at the rear of the plot.

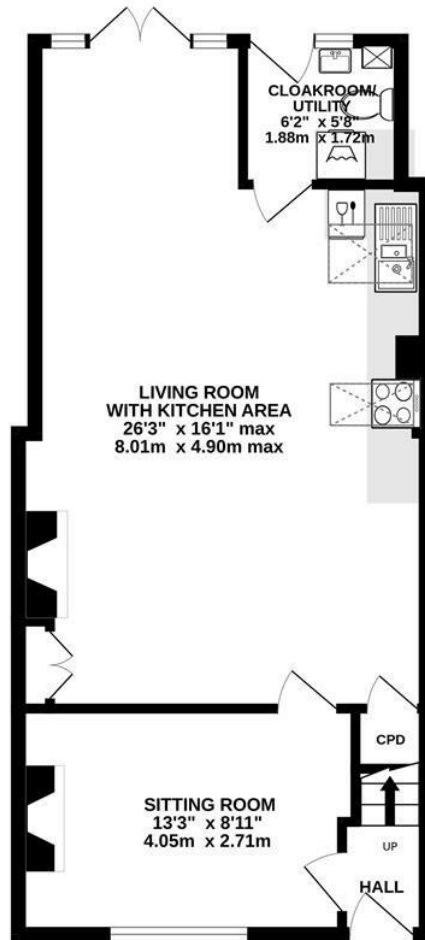
### THE LOCATION

The house is conveniently located just to the north of the town centre, just a third of a mile from the High Street and less than a quarter of a mile from the mainline railway station. Baldock is on the London to Cambridge mainline and regular services run throughout the day. The fastest journey to London St Pancras takes just 33 minutes and to Cambridge 32 minutes. The town stands just off the A505 with Junction 10 on the A1 (M) being only a 1.8 mile drive with Junction 9 being 2.4 miles away.

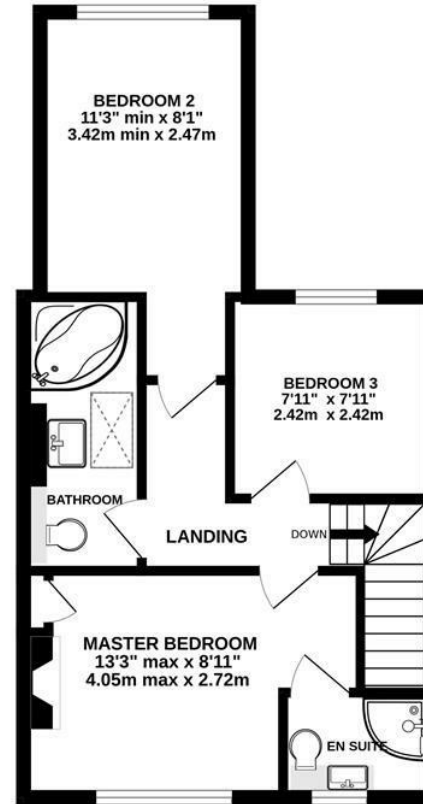
The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (including the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. 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.

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## EPC RATING

Band - D

## SERVICES

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

## LOCAL AUTHORITY

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

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - C

## RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

## DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

## 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](http://www.charterwhyman.co.uk)