



31, Bygrave Road

Baldock,
Hertfordshire, SG7 5DD
OIEO £475,000

country
properties

Set within one of Baldock's most sought-after locations, this stunning three-bedroom period home is just a short stroll from the historic High Street, with its array of shops, cafés, bars and restaurants, and only minutes from the mainline station providing direct links to London and Cambridge.

Beautifully presented throughout, the property retains a wealth of character features including sash windows, original floorboards and feature fireplaces. The ground floor offers a charming bay-fronted living room with log burner, creating a cosy yet elegant space, which flows through to a spacious dining room ideal for entertaining. The kitchen is fitted with a range of wall and base units, ample work surfaces and access out to the garden, with a separate utility area providing additional practicality.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is particularly impressive, spanning the full width of the property and benefiting from fitted wardrobes and a feature fireplace. The remaining bedrooms are also of good size, with built-in storage to the second bedroom. The spacious family bathroom is finished to a high standard and comprises a freestanding clawfoot bath, separate walk-in shower, WC, hand wash basin, underfloor heating and useful built-in storage.

Externally, the property continues to impress with off-street parking for two vehicles to the front. To the rear is a larger-than-average garden featuring a porcelain tiled patio, a well-maintained lawn with mature borders, and a substantial shed with power ideal for storage, a workshop or hobby space.

Combining period charm with modern convenience in a prime central location, this is a fantastic opportunity for buyers seeking a characterful home within easy reach of amenities and transport links.

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

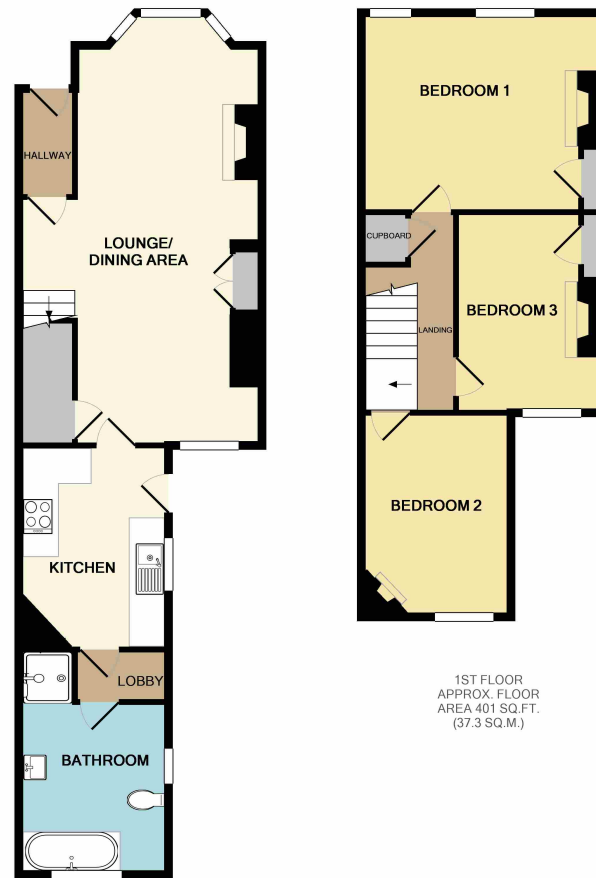
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- CLOSE TO ALL AMENITIES
- PERIOD FEATURES
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- 3 BEDROOMS
- LARGE SUNNY REAR GARDEN
- DRIVEWAY PARKING FOR 2 CARS
- LARGE DOWNSTAIRS BATHROOM









1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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