



Arbury Place

Baldock,
Hertfordshire, SG7 5FE
£525,000

country
properties

We are delighted to offer to market this beautifully presented four bedroom semi-detached family home, ideally situated in the heart of Baldock and within easy walking distance of the mainline railway station. Presented in excellent condition throughout, off-street parking and an EPC rating of B, this modern home offers well-proportioned accommodation arranged over three floors and is ideally suited to families and commuters alike.

Upon entry, you are greeted by a welcoming entrance hall with stairs rising to the upper floors and doors leading through to the bright and airy living room, featuring double glazed windows and patio doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. The modern fitted kitchen is well equipped with a range of wall and base units, composite work surfaces, stainless steel sink and drainer and integrated appliances and space for a dining table. A useful ground floor cloakroom completes this level.

The first floor provides three bedrooms, including two generously proportioned double bedrooms and a further single bedroom that is currently configured as a home office, the first floor bedrooms are serviced by a modern family bathroom made up of a full sized bath, WC and hand wash basin. The principal bedroom is situated on the second floor and encompasses the full length of the property creating a particularly spacious and versatile room, benefiting from a modern en-suite shower room and built in wardrobes.

Outside, the property enjoys a landscaped rear garden designed for ease of maintenance, with artificial lawn, paved patio area and an additional decked seating area with built in benches and a pergola. Rear access and a timber shed further enhances the practicality of the garden. To the front of the property is off-street parking, with additional allocated parking to the side, providing parking for two vehicles.

Situated in a highly convenient central Baldock location, the property is just moments from the mainline railway station, providing excellent commuter links to both London and Cambridge, while the town centre and local amenities are also within easy reach. With its excellent condition, generous accommodation, modern specification and convenient location, this is an ideal home for those looking to move straight in without the need for further work.

An early viewing is highly recommended to fully appreciate the quality, space and excellent location this property has to offer.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- 4 Bedrooms - 2 Bathrooms - 1 Cloak room
- Turn Key Condition - Ready To Move In
- Central Location Moments From Main Line Train Station
- Off Road Parking For 2 Cars
- Council Tax Band E - EPC Rating B
- High Spec Finish Throughout









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)		84
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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