

Baldock Road
Letchworth Garden City



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A splendid four-bedroom home converted from a village post office and providing elegant modern living, in sought-after and well-connected Letchworth Garden City

2 Baldock Road is a delightful period home combining plenty of character with sleek modern styling and high-quality fittings. Originally the site of the local post office, the main property dates back to 1850, with extensions added in 1920 and again in 1970. More recently, the home was extensively modernised and further extended in 2022 to provide four bedrooms and spacious open-plan living and entertaining areas, while the red-brick elevations, leaded windows, white picket fence, wall-mounted clock and original cast-iron pillar box evoke memories of the building's origins.

The principal ground floor reception room is positioned towards the rear within an extended part of the home and features a skylight and dual aspect, welcoming plenty of natural light, including French doors opening onto the rear gardens. There is space for both seating and dining areas, while the adjoining kitchen and breakfast room, connected via an open squared archway, provides further space in which to relax or entertain. This L-shaped room has space for a breakfast table, while the kitchen itself is fitted with contemporary white units, integrated appliances and a central island with a breakfast bar.

There are two bedrooms on the ground floor, one of which benefits from built-in wardrobes and an en suite shower room, while the other is accessed through a dressing room or study and has an adjoining bathroom with a modern freestanding bathtub. The first floor provides a further two well-proportioned double bedrooms, both featuring fitted storage and en suite shower rooms.

Outside, white picket fencing borders the paved front garden, while there is gated parking to the side of the house with space for two vehicles, positioned both in front of and behind lockable double wooden gates.



The beautifully landscaped rear gardens feature expansive patios, level lawns, mature shrubs and trees, together with an impressive summer house. One section houses a Jacuzzi, while the remaining space provides a versatile office and entertainment area complete with a fully fitted kitchen, power, data connectivity, cable TV, Wifi, mains water and drainage.

Location

The property is situated in Letchworth Garden City, a well-connected town surrounded by Hertfordshire countryside, lying approximately 30 miles north of London. The town has a distinctive character and a wealth of amenities, including a pedestrianised town centre with a mix of independent shops and national retailers, a range of restaurants and cafés, two golf courses and the beautiful Howard Park and Gardens. The surrounding countryside is accessible via the 13-mile Garden City Greenway walking and cycling route. Schooling in the area is a particular strength, with several state primary and secondary schools in the town, as well as the independent St Christopher School and St Francis' College. Letchworth has its own railway station with services to London in around 25 minutes, as well as connections to Cambridge and Luton, while the A1(M) is immediately accessible, providing swift road connections towards London, the Midlands and the north.

Postcode region: SG6

General

Local Authority: North Hertfordshire District Council
Services: Mains electricity, gas, water & drainage
Council Tax: tbc
EPC Rating: D
Leasehold: Approx. 120 years remaining, with the option to purchase the freehold.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,138 sq ft (199 sq m)

1 reception room

4 bedrooms

4 bathrooms

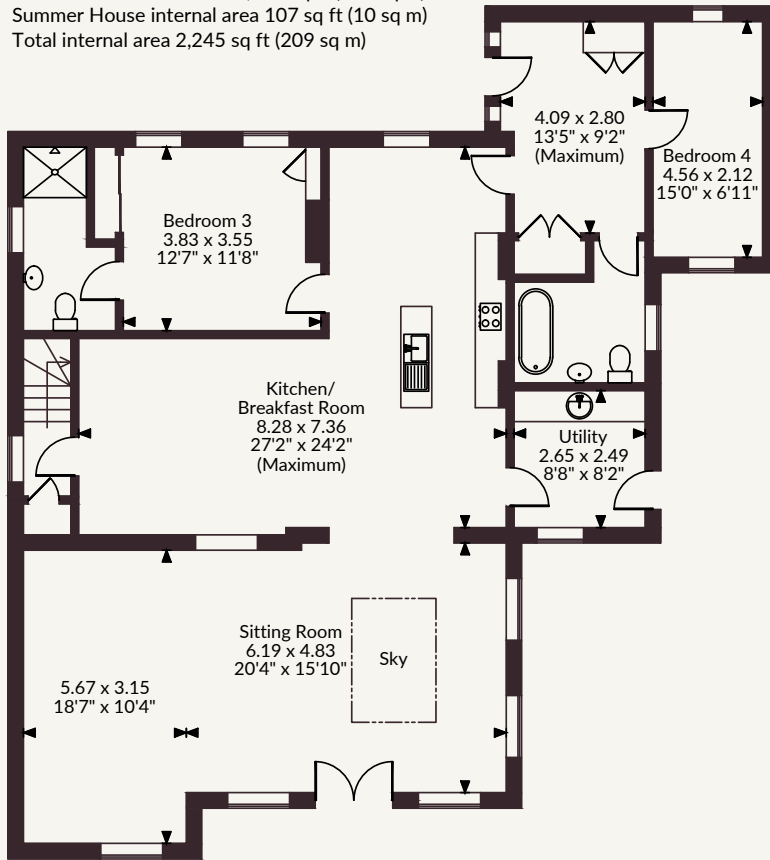
Outside parking

Leasehold | Town

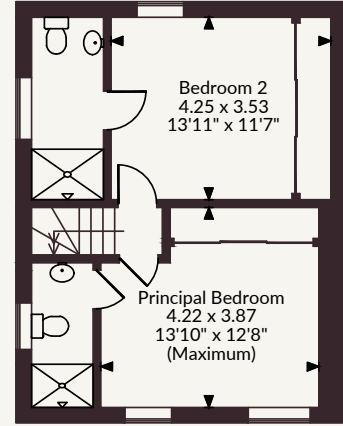
Guide price £1,150,000



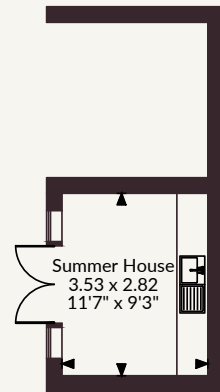
Baldock Road, Letchworth Garden City
 Main House internal area 2,138 sq ft (199 sq m)
 Summer House internal area 107 sq ft (10 sq m)
 Total internal area 2,245 sq ft (209 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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