



Connells

Mons Avenue,
Baldock.



Property Description

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. With easy access to the A1, A505 and A507, it lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.

London Kings Cross can be reached in 37 minutes by train from the station which is a 20 minute walk from the property. The high street is a short walk away with shops, cafes, restaurants, public houses.

Baldock has well-regarded infant, junior and secondary schools all within close walking proximity to the property.

Leisure:

- * The Ivel Springs Nature Reserve, a protected Special Site of Scientific Interest is a 15 minute walk away,
- * 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- * A 10 minute walk to Knights Templar Sports Centre,
- * North Herts Leisure Centre, Nuffield Health all within a short drive away.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features:

Driveway and garage.
Family bathroom, plus cloakroom.
Separate dining room.
Good size rear garden.
Quiet location.
Spacious family home.
Walking distance to the High Street.
Utility room.



Internal

Ground Floor:

Entrance Hall

Cloakroom

Suite comprising of a WC, wash-hand-basin, and wall cabinet.

Lounge

Double glazed window, carpet laid throughout, feature fireplace with wooden surround, radiator fitted, and double doors leading to the rear.

Dining Room

Double glazed window, wooden flooring laid throughout, and radiator fitted.

Kitchen

Fitted suite comprising of a selection of wooden wall and base units with white worktop surround, integrated cooker with gas hob and extractor fan, sink-drainer, space for a dishwasher, laminate flooring and part-tiled walls laid throughout, and double glazed window.

Utility Room

Conservatory

Wooden framed lean-to with windows and double doors to leading to the rear, carpet laid throughout, and external lighting.

First Floor:

Master Bedroom

Dual-aspect bay windows, wooden flooring laid throughout, feature fireplace, built-in wardrobe, and radiator fitted.

Bedroom Two

Double glazed window, wooden flooring laid throughout, and radiator fitted.

Bedroom Three

Double glazed window, wooden flooring laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a bath-tub, WC, wash-hand-basin with cabinet, mirrored wall cabinet, lino flooring and white tiled walls laid throughout, and double glazed window.

External

Front Garden

Laid to lawn with driveway, pathway leading to the entrance door, and bush surround.

Rear Garden / Garage

Patio area laid to lawn, green house, bush borders, with fence surround and gate access leading garage at the rear.





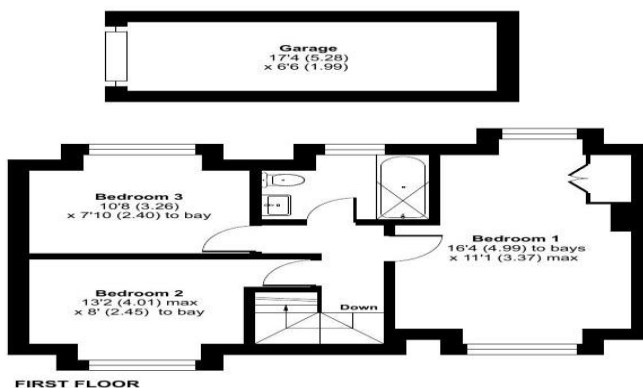
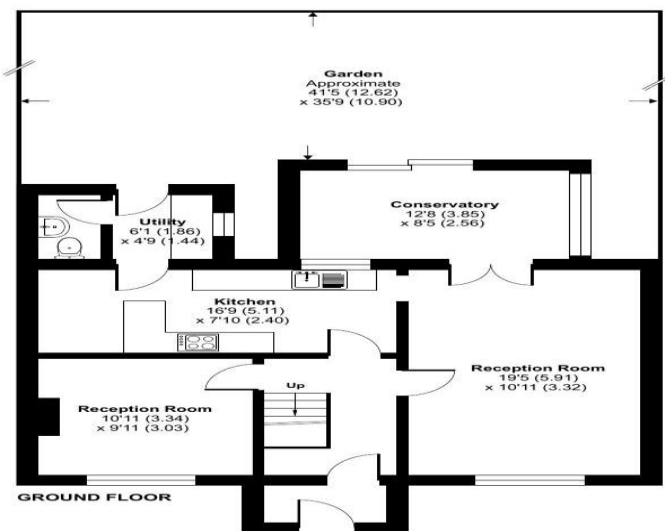
Mons Avenue, Baldock, SG7

Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 113 sq ft / 10.4 sq m

Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flipp Homes Limited. REF: 1499566

To view this property please contact Connells on

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/LCH309812



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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