



20, Codicote Road

Welwyn,
Hertfordshire, AL6 9NQ
£500,000

country
properties

SO MUCH MORE THAN MEETS THE EYE... This three bed teraced home laid out over three floors with a ground, first and lower ground floor and backing onto the river Mimram with riverside views.

- 3 Bed character cottage
- Backs onto river with views
- 3 Storey house with lower ground floor
- Refitted kitchen
- Refitted bathroom
- Ensuite toilet to master bedroom

Ground Floor

Entrance Hall

Composite double-glazed door leading through into the entrance hall with cloaks hanging area, further glazed door leading through to living/diner. Exposed timber floorboards.

Living/Diner

Continuation of the exposed floorboards. Replacement UPVC double-glazed sash window to front. Stairs to the first floor, radiator, built-in display units with louvre-fronted doors below. Open fireplace with exposed brick rear, timber surround and mantle. Radiator, replacement UPVC double glazed sash window to rear overlooking the Garden and River beyond.

Lower Ground Floor

Kitchen

The kitchen is being refitted and consists of ceramic floor tiles, granite work tops, sage green painted cupboards above and below with stainless steel handles. Integrated ceramic Butler sink with chrome mixer tap over. Space and plumbing for dishwasher, space for range style cooker with extractor over and space for tall fridge freezer. Under-stair recess with space and plumbing for an automatic washing machine and further storage area. Sunken ceiling downlighters, replacement UPVC double-glazed window to rear and replacement composite UPVC double-glazed stable door to rear garden. Archway leading through to further worktop area with cupboard above, sunken ceiling downlighters and door to bathroom.



Bathroom

A refitted bathroom suite with a low level WC pedestal wash hand basin with mixer tap over and a panel bath with mixer tap and shower attachment. Extractor fan. Wall mounted Chrome effect heated towel rail. Ceramic floor and wall tiling.

First Floor

Landing

Original exposed timber floorboards. Replacement UPVC double-glazed tilt and turn window to the rear. Doors to bedrooms. Timber balustrade.

Bedroom One

Replacement UPVC double-glazed sash window to front. Radiator. Wall-mounted Worcester Bosch boiler. Continuation of exposed timber floorboards. Door to ensuite.

Ensuite

The ensuite consists of a low level dual flush WC. Wash hand basin with mixer tap over sat upon a high gloss fronted vanity unit below. Ceramic floor and wall tiling. Extractor fan.

Bedroom Two

UPVC double-glazed sash window to rear, radiator, dado rail. Range of built-in wardrobes with shelf and hanging space within. Continuation of the exposed timber floorboards.

Bedroom Two

UPVC double-glazed sash window to rear. Radiator, dado rail. Range of built in wardrobes with shelf and hanging space within. Continuation of the exposed timber floorboards.

Bedroom Three

Continuation of exposed floorboards, radiator, replacement UPVC double-glazed sash window to front.

Outside

Rear Garden

The rear garden can be accessed via a gated passage leading out onto the main road and path. To front there is a timber stool patio area with outside tap. Door leading into kitchen. The current owner of the properties of landscape gardener which can be noticed in the garden which is a path leading down to the rear of the property with a sunken terrace and steps leading down into the river behind there are various flowers and shrubs to borders with a decorative rose arch the climbing rose and other plants within steps lead down to a extensive passive area with plenty of room for patio table and chairs and I pick it fence and steps leading down to the four mentioned rivernt





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

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

country
properties