



41, Old School Close

Codicote, Hitchin,
Hertfordshire, SG4 8YJ
£425,000

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An ideal starter home with nothing to do but just move in. This 3 bedroom end terraced mock Georgian home is well presented throughout and offers good sized accommodation and the added benefit of a garage en bloc.

- Refitted kitchen with built in appliances
- Gas fired warm air heating
- Refitted bathroom
- Garage PLUS PARKING
- Private rear garden
- Popular village location

Ground Floor

Entrance Hall

Tiled floor. Door to living room.
Stairs to first floor.

Living Room

This is an attractive room with views over front and rear gardens. Bay window to front. French door to rear. Understairs cupboard, door to kitchen.

Kitchen

Recently refitted kitchen with a comprehensive range of wall and floor cupboards, a square edged laminate work top with integrated sink and mixer tap over, integrated induction hob and built in oven. Plumbing for washing machine. Under stairs storage cupboard. UPVC double glazed Window to rear.

First Floor

Landing

Airing cupboard. Gas warm air boiler. Air and hot water heater. drop down hatch and ladder leading to part boarded loft.

Bedroom 1

Window to front



Bedroom 2

Window to rear. Built in wardrobes

Bedroom 3

Window to front. Built in cupboard.

Bathroom

A refitted bathroom suite comprising of a paneled bath with electric shower over, wash hand basin, and WC. Part tiled walls and some painted tongue and groove cladding. Sunken ceiling down lights and extractor, UPVC double glazed window to rear.

Outside

Front Garden

Mainly laid to lawn with flowers and shrubs to borders. path to front door, shared drive to side leading to enbloc garages.

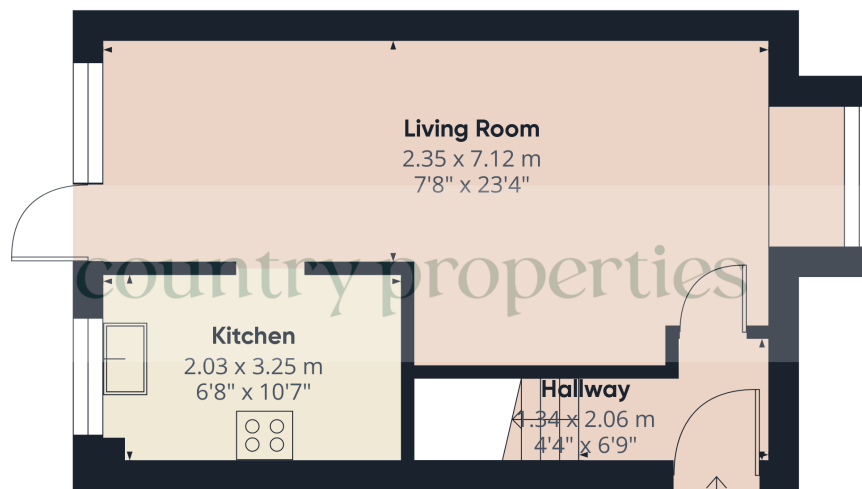
Rear Garden

The rear garden is mainly laid to lawn with a good sized patio, timber fence surround and various flowers and shrubs to borders, gated side access to garages.

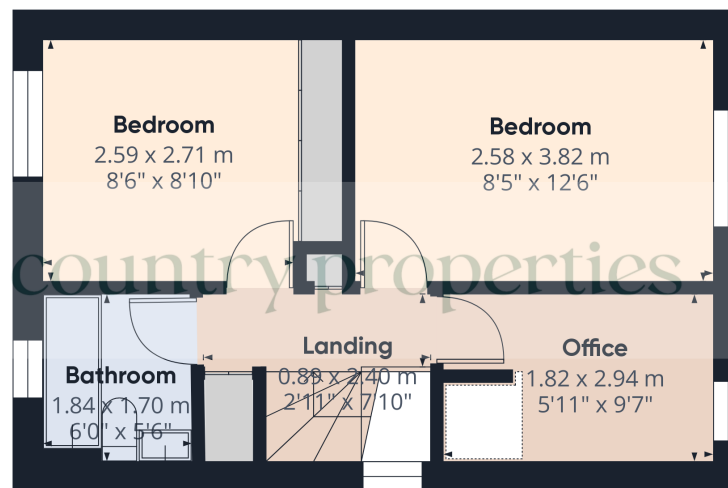
Garage

There is a driveway giving access to the GARAGE En Bloc. Up and over door. Further allocated parking





Ground Floor



Floor 1



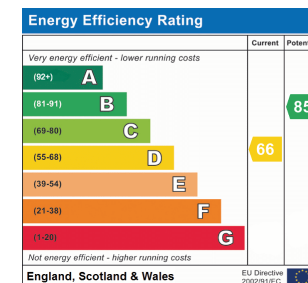
Approximate total area⁽¹⁾
60.93 m²
655.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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