



# 1, Crofton Mews, Tithe Close

Codicote,  
Hertfordshire, SG4 8UX  
**£745,000**

country  
properties

Located within this small courtyard development, of individual detached properties, this modern four bedroom detached house is conveniently located for the village centre and is close to countryside walks.

## Accommodation

### Ground Floor

#### Reception Hall

Glazed panelled entrance door to hall with wood style floor, under stairs cupboard, two radiators.

#### Cloakroom

White suite consisting low level wc, wash hand basin with cupboard below, tiled surrounds, wood style floor, radiator, window to rear.

#### Lounge

19' 8" x 11' 0" (5.99m x 3.35m) Fireplace housing coal effect gas fire, sliding patio doors to garden, windows to front and side, wiring for wall lights, two radiators.

#### Dining area

12' 10" x 9' 10" (3.91m x 3.00m) Wood style floor, window to rear, radiator, opens to kitchen.

#### Kitchen/Breakfast Room

12' 10" x 8' 10" (3.91m x 2.69m) Range of base and eye level cupboards consisting single drainer sink unit with cupboards and drawers below, further units housing AEG hob with extractor over, built in oven and grill, plumbing for dishwasher, wood style floor, radiator, window to rear, opens to dining area.

#### Utility Room

7' 5" x 6' 3" (2.26m x 1.91m) Range of base and eye level cupboards with single drainer sink unit with cupboards and drawers below, plumbing for washer, vent for tumble dryer, radiator, wood style floor, window to side, radiator, door to lobby.

#### Lobby

Enclosed lobby giving access to garage and sideways.



## First Floor

### Landing

Turn stairs to galliered landing with built in airing cupboard, hatch to loft.

### Bedroom One

12' 8" x 8' 10" (3.86m x 2.69m) Range of built in wardrobes, radiator, window to rear.

### En suite Shower Room

9' 0" x 4' 2" (2.74m x 1.27m) With walk in shower, pedestal wash hand basin, low level wc, fully tiled walls, wood style floor.

### Bedroom Two

11' 2" x 10' 7" (3.40m x 3.23m) Range of built in wardrobes, radiator, window to side.

### Bedroom Three

11' 6" x 8' 2" (3.51m x 2.49m) Built in wardrobe, bay window to front, radiator.

### Bedroom Four

14' 5" x 10' 10" (4.39m x 3.30m) including recess, built in wardrobe, window to rear, radiator.

## Family Bathroom

9' 0" x 6' 0" (2.74m x 1.83m) White suite consisting of P shaped bath, pedestal wash hand basin, low level wc, integrated shower, wood style floor, heated towel rail, fully tiled walls, windows to two aspects.

## Outside

### Front Area

To the front there is a paved driveway for 3-4 vehicles, further hard standing to side, access to a double garage. There is a lawn area with shrubs and borders, side access to rear garden.

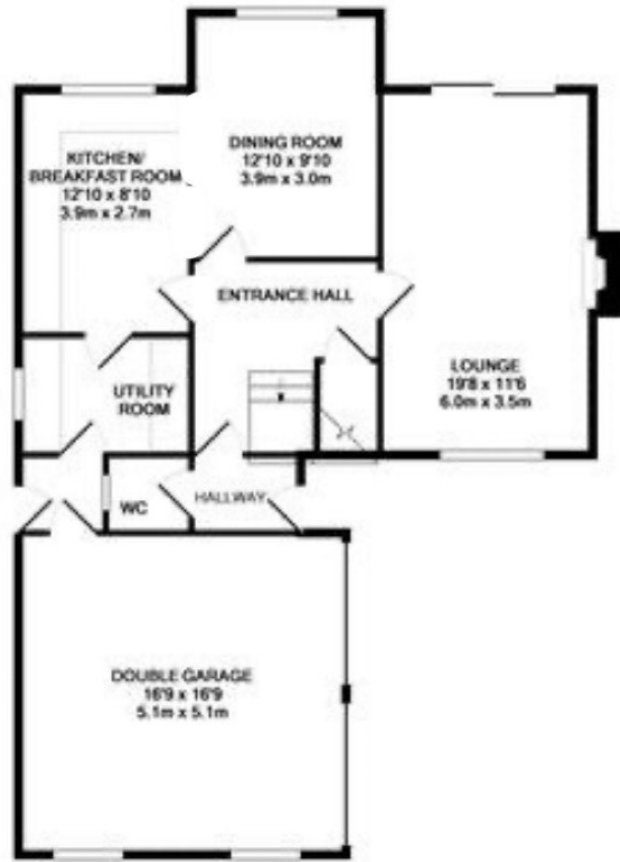
### Double Garage

16' 9" x 16' 9" (5.11m x 5.11m) Two up and over doors, wall mounted gas fired boiler, storage to roof area, personal door.

### Rear Garden

The secluded rear garden extends to approximately 45' and has been re landscaped providing extensive paved terrace, lawn flower beds, shrubs and borders.





GROUND FLOOR  
APPROX. FLOOR  
AREA 961 SQ.FT.  
(89.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         | 80                      |
| (55-68)                                     | D | 68      |                         |
| (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

## Viewing by appointment only

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