



51, Codicote Road, Welwyn, Hertfordshire. AL6 9TT.

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE



51, Codicote Road, Welwyn, Hertfordshire. AL6 9TT.

**Guide Price £1,200,000**

Deceptively spacious, this individual four bedroom four bathroom family detached house has been extensively improved and extended by the existing owners to provide well planned out and spacious living accommodation with a large private garden to the rear. The house is located between Welwyn Village and Codicote, close to village amenities and countryside walks. One of the main features of the property is the magnificent living room/kitchen located to the rear of the house with wide bi folding doors opening onto the terrace and large rear garden. The overall plot extends to approximately 1/3rd of an acre, with sizable frontage providing generous hard standing.





## Ground floor

Glazed panelled entrance door to spacious reception hall with Amtico flooring, two radiators, thermostat.

## Lounge

14' 11" x 13' 9" (4.55m x 4.19m) Range of book shelves and recessed cupboards with complimentary lighting, bay window to front with inset lighting, engineered Oak floor, radiator.

## Living room/kitchen

39' 10" x 18' 5" (12.14m x 5.61m) A superb space with Inglenook style fireplace to living area with solid fuel burner, heated Amtico floor, Orangery style roof with electric blinds, wide bi folding doors onto terrace. To kitchen area extensive range of base and eye level units incorporating Rangemaster cooker with extractor over, two ovens plus microwave, double bowl sink unit with granite work surfaces, island also with granite work surfaces, cupboards and drawers below, integrated dishwasher, down lighters, heated Amtico floor.

## Cloakroom

Wc and wash hand basin.

## Utility Room

14' 3" x 4' 11" (4.34m x 1.50m) Range of base and eye level cupboards with wooden work surfaces, heated Amtico floor, door to side, plumbing for washing machine.

## Bedroom

10' 11" x 10' 10" (3.33m x 3.30m) Bay window to front, radiator.

## Bedroom

14' 2" x 11' 11" (4.32m x 3.63m) Window to side, radiator.

## En suite shower room

Tiled shower cubicle, wash hand basin, wc, under floor heating, fully tiled walls, heated towel rail.

## Family bathroom

Bath with side taps and shower fitment, wash hand basin to large vanity unit, wc, fitted cupboards, fully tiled walls, under floor heating, towel rail, window to side.

## First floor

## Landing

Spacious landing with window to rear, down lighters,

## Bedroom

17' 0" x 16' 10" (5.18m x 5.13m) Range of built in wardrobes, windows to two aspects, two radiators.

## En suite shower room

Concave shower cubicle with wash hand basin to vanity unit, wc, under floor heating, heated towel rail.

## Bedroom

17' 0" x 11' 8" (5.18m x 3.56m) Range of built in wardrobes, windows to two aspects, cupboards to eaves, two radiators.

## En suite shower room

Concave shower cubicle with wash hand basin to vanity unit, wc, under floor heating, heated towel rail

## Outside

## Front of house

Extensive shingle hard standing with hedges and flower borders, access at both sides to rear garden.

## Store/boiler room

10' 10" x 7' 4" (3.30m x 2.24m) Double doors to store/boiler room with Gas fired boiler and Mega flow system.

## Rear Garden

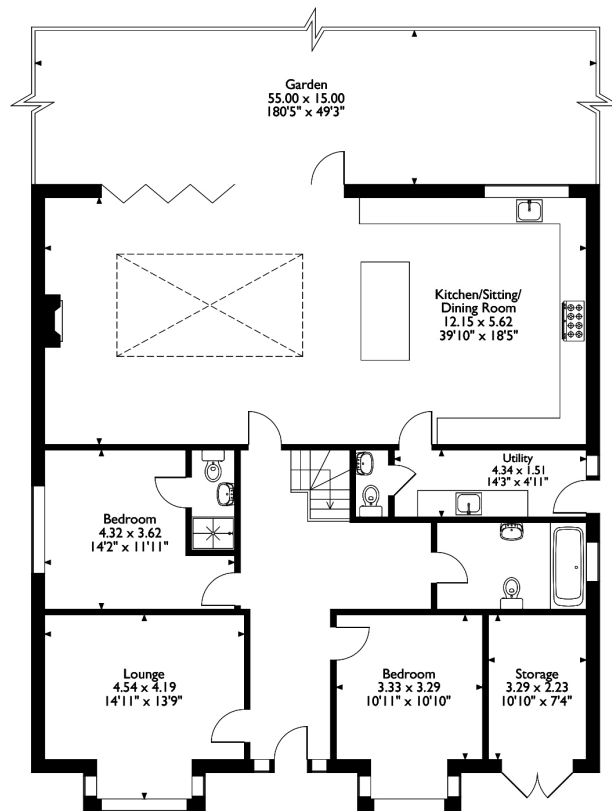
Sizable rear garden with extensive paved terrace, lawns, shrubs, flower beds and borders, garden shed to rear of garden



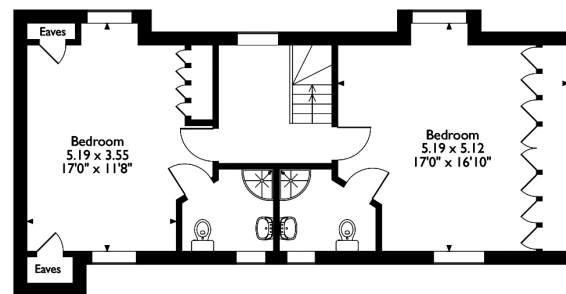
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

51 Codicote Road, Welwyn  
 Approximate Gross Internal Area  
 Main House = 212 Sq M/2283 Sq Ft  
 Outside Storage = 7 Sq M/79 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		84
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	54	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

**Viewing Arrangements**

Strictly by prior appointment only through  
 Country Properties Welwyn Village 01438 716471 - [www.country-properties.co.uk](http://www.country-properties.co.uk)





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