



1, Drivers End

Codicote, Hitchin,
Hertfordshire, SG4 8TR

Guide Price **£650,000**

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properties

Located in this unique and highly desirable hamlet, this character semi-detached house offers great scope for improvement and extension (subject to planning). Although in need of some modernisation, the property benefits from a third of an acre garden, outbuildings, plenty of parking with two vehicular access's. The property benefits from three reception rooms, plus study, sitting room with double aspect and open fire, a bright dining and a spacious conservatory. Drivers End is a quite semi rural hamlet located just north of Codicote and south of Hitchin. Knebworth and Stevenage stations provide a good rail link into the city.

Ground floor

Entrance Hall

Glazed entrance door to Hall with radiator.

Lounge

14' 1" x 11' 7" (4.29m x 3.53m)
Feature fireplace, panelling to ceiling, radiator, window to front, doors to Conservatory.

Conservatory

17' 4" x 10' 7" (5.28m x 3.23m)
Tiled floor, doors to garden.

Dining Room

11' 9" x 10' 7" (3.58m x 3.23m)
Windows to two aspects, radiator.

Study

6' 0" x 5' 11" (1.83m x 1.80m)

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)
Range of base and eye level cupboards consisting of single drainer sink unit, with cupboards and drawers below, wood style work surfaces, tiled floor, extractor, window to rear.

Cloakroom

Suite consisting wc, wash basin, tiled surrounds, window to side.

First Floor

Landing

Hatch to loft, radiator, window to rear.



Bedroom One

16' 2" x 11' 7" (4.93m x 3.53m)
Range of fitted wardrobes,
window to rear, radiator.

Bedroom Two

11' 11" x 8' 0" (3.63m x 2.44m) Built
in airing cupboard, window to
front, radiator.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)
Window to rear, radiator.

Bathroom

Suite consisting bath wash
basin, wc, window to side,
radiator.

Outside

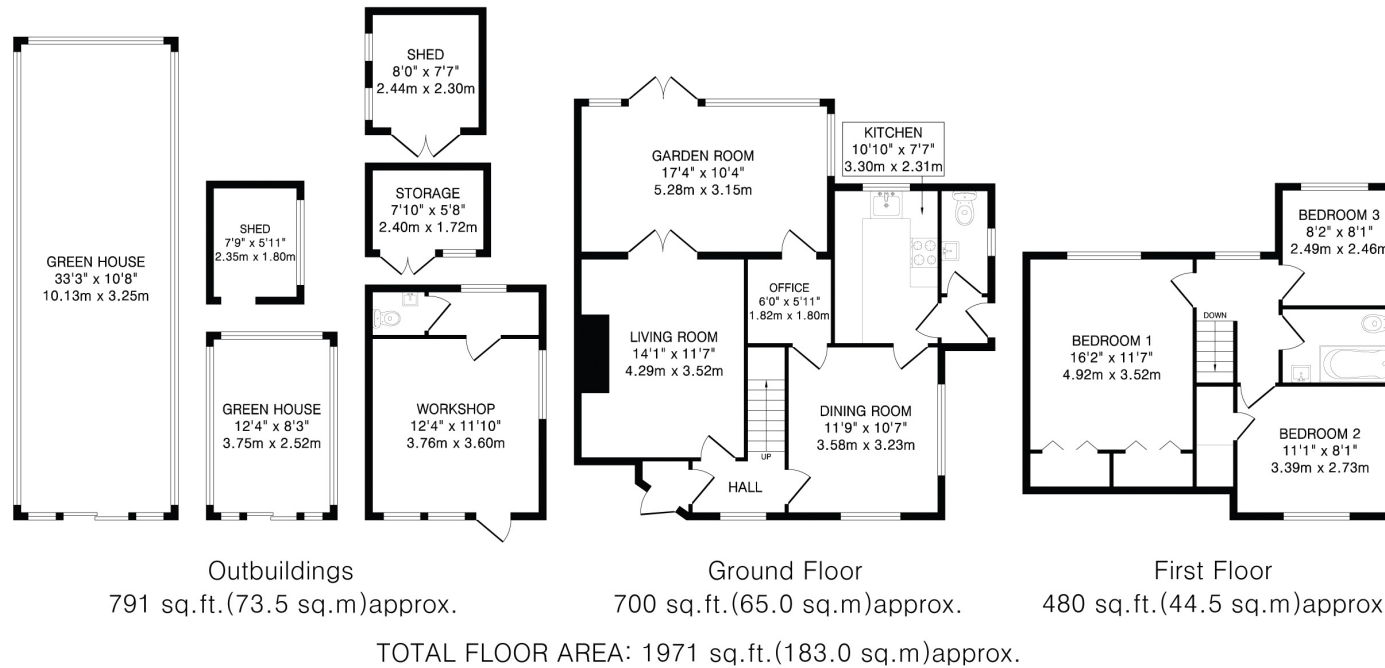
Front and Side of house

To the front, there is gravel
hardstanding for two vehicles.
Front garden laid to lawn with
shrubs and borders,
ornamental pond. To the side of
the house is a rockery, with
flowers and perennials., access
to rear garden.

Rear Garden

The overall plot extends to
approximately 1/3rd of an acre
with the majority being to the
rear of the house with a number
of mature trees, and
outbuildings. There is a separate
vehicular access to the side.
There are two greenhouses,
workshop, two sheds and a
store.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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 | 10, High Street | AL6 9EQ

T: 01438 716471 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

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