



## 9 Taverners Place, Codicote, Hitchin, Hertfordshire, SG4 8BQ

- AN IDEAL FIRST TIME PURCHASE
- FREEHOLD HOUSE IN A QUAIN T LOCATION
- AT THE HEART OF THE VILLAGE WITH ALL THE CONVENIENCES
- OPEN PLAN KITCHEN/ LIVING ROOM
- PRIVATE PARKING WITH DIRECT ACCESS FROM THE GROUND FLOOR
- OUTSIDE SPACE
- STORAGE





## PROPERTY DESCRIPTION

Located at the end of this exclusive and appealing private development, which was converted in 2017, this low-maintenance property is in pristine condition. It features an open-plan kitchen that seamlessly flows into the living and dining area, two bedrooms, and a shower room. Patio doors that invite abundant natural light while providing access to a parking and seating area. This property is located at the heart of the Village High Street, which offers everyday amenities, including convenience stores, a butcher, bakery, eateries, pubs, hairdressers, and a pharmacy. It's also conveniently situated near open countryside, with accessible bus and train connections to both Welwyn Garden City and Hitchin, providing service to London's Kings Cross. This is a must view property for first time buyers or someone looking for a convenient bolt hole.





## ROOM DESCRIPTIONS

---

### WHAT THE OWNER SAYS

I have had the privilege of living in this lovely house for over 3 years. It's a safe, quiet cul de sac with a strong community feel. The house itself is quaint, cosy and warm, with nice natural light throughout the day. Some of my favourite moments have been sitting at the back of the property eating dinner and drinking a glass of wine as the summer sun is setting. I have had the addition of neighbours joining me for a drink at times, as we chat the night away. It has been lovely to be surrounded by such kind people. Codicote village has always been a wonderful for me, and the house is extremely central to everything. It is mere seconds from the high street, with access to all the shops, pubs and restaurant. But if like me, you like stunning views and enjoy the outdoors, then there are beautiful walks just on your door step.

I think this will be a perfect home for someone to love and cherish. I hope it provides many years of enjoyment to the new owner, as it has done to me.

### GROUND FLOOR

#### ENTRANCE HALL

Wooden flooring, wall mounted radiator, large storage cupboard with power.

### KITCHEN/ LIVING ROOM

The kitchen features white gloss wall and base units that include quartz work surfaces and a breakfast bar area, a stainless steel sink unit, an electric oven and hob with an overhead extractor fan, and designated spaces for a fridge/freezer, dishwasher, and washing machine. Additionally, it comes equipped with power points and a USB socket. The bright and spacious living area is thoughtfully designed, featuring patio doors that lead to the outdoor parking and court yard area, wall-mounted radiators, a TV point, a custom cupboard that provides space for a tumble dryer, and multiple power points.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

Radiator, sky light window, t.v. point, power points.

#### BEDROOM TWO

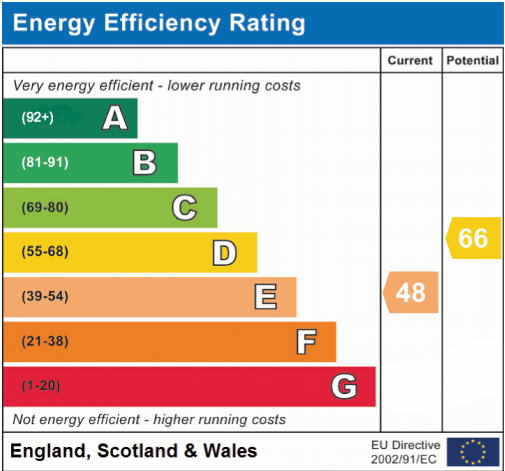
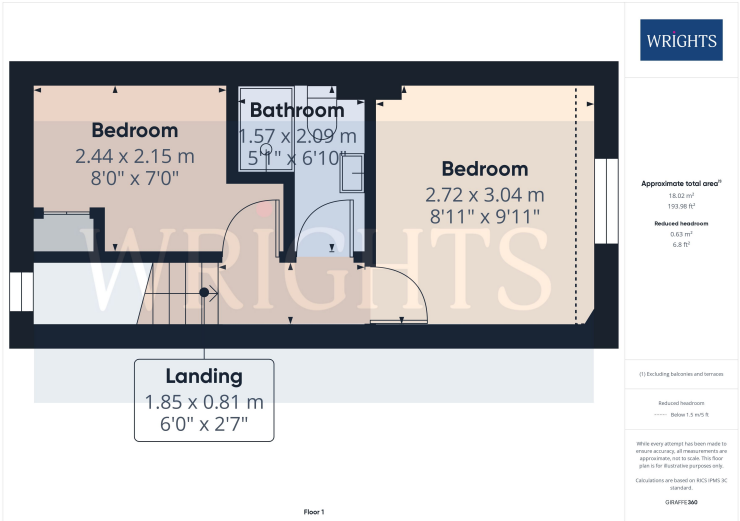
Large storage cupboard, radiator, sky light window, t.v. point and power points. A versatile room which is currently being used as a home office.

#### SHOWER ROOM

The shower room includes a large walk-in shower enclosed by a glazed screen, a wall-mounted sink unit, a low-level W.C., a wall-mounted vanity mirror with light, a heated towel rail, and part-tiled walls.



FLOORPLAN & EPC



Welwyn Garden City  
36, Stonehills, Welwyn Garden City, AL8 6PD  
01707 332211  
wgc@wrightsof.com