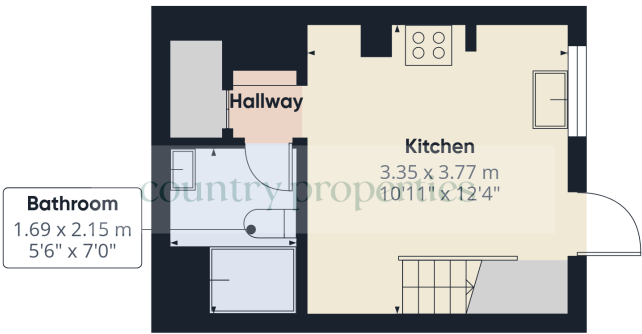
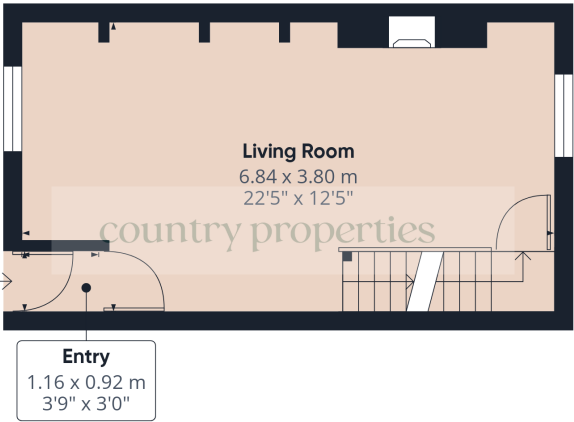


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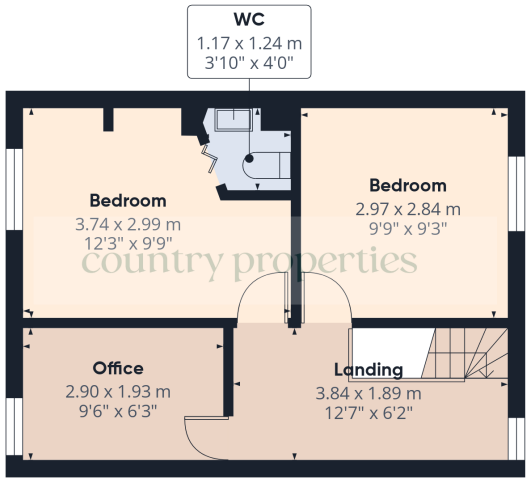
Welwyn,  
Hertfordshire, AL6 9NQ  
20, Codicote Road  
Guide Price £500,000



Ground Floor



Floor 1



Floor 2

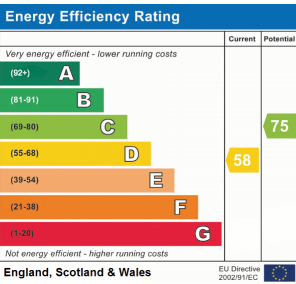


Approximate total area<sup>(1)</sup>  
71.1 m<sup>2</sup>  
765 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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SO MUCH MORE THAN MEETS THE EYE... This three bed teraced home laid out over three floors with a ground, first and lower ground floor and backing onto the river Mimram with riverside views.

- 3 Bed character cottage
- Backs onto river with views
- 3 Storey house with lower ground floor
- Refitted kitchen
- Refitted bathroom
- Ensuite toilet to master bedroom

Ground Floor

Entrance Hall

Composite double-glazed door leading through into the entrance hall with cloaks hanging area, further glazed door leading through to living/diner. Exposed timber floorboards.

Living/Diner

Continuation of the exposed floorboards. Replacement UPVC double-glazed sash window to front. Stairs to the first floor, radiator, built-in display units with louvre-fronted doors below. Open fireplace with exposed brick rear, oak surround and mantle. Radiator, Exposed original brick rear wall with replacement UPVC double glazed sash window overlooking the Garden and River beyond.

Lower Ground Floor

Kitchen

This refitted kitchen consists of ceramic floor tiles, quartz work tops, sage green painted cupboards above and below with stainless steel handles. Integrated ceramic Butler sink with chrome mixer tap over. Space and plumbing for dishwasher, space for range style cooker with extractor over and space for tall fridge freezer. Under-stair recess with space and plumbing for an automatic washing machine and further storage area and further larder cupboard. Sunken ceiling downlighters, replacement UPVC double-glazed window to rear and replacement composite UPVC double-glazed stable door to rear garden. Archway leading through to further worktop area with cupboard above, sunken ceiling downlighters and door to bathroom.

Bathroom

A refitted bathroom suite with a low level WC pedestal wash hand basin with mixer tap over and a panel bath with mixer tap and shower attachment. Extractor fan. Wall mounted Chrome effect heated towel rail. Ceramic floor and wall tiling.



First Floor

Landing

Original exposed timber floorboards and exposed brick wall to side. Replacement UPVC double-glazed tilt and turn window to the rear. Doors to bedrooms. Timber balustrade.

Bedroom One

Replacement UPVC double-glazed sash window to front. Radiator. Wall-mounted Worcester Bosch combi boiler. Continuation of exposed timber floorboards. Door to en-suite.

Ensuite

The ensuite consists of a low level dual flush WC. Wash hand basin with mixer tap over sat upon a high gloss fronted vanity unit below. Ceramic floor and wall tiling. Extractor fan.

Bedroom Two

UPVC double-glazed sash window to rear, radiator, dado rail. Range of built-in wardrobes with shelf and hanging space within. Continuation of the exposed timber floorboards.

Bedroom Three

Continuation of exposed floorboards, radiator, replacement UPVC double-glazed sash window to front.

Outside

Rear Garden

The rear garden can be accessed from the kitchen and also via a gated passage leading out onto the main road and path. At the top of the garden is a log store and a patio with an outside tap and room for a table and chairs. The current owner of the property is a landscape gardener which can be noticed in the garden, which has a path leading down to the bottom of the garden. There are established borders on both sides of the path with various plants and shrubs and a decorative arch with a climbing rose. There are steps down to a sunken terrace which also has plenty of room for a patio table and chairs and has a picket fence with gated access and steps down to the river.

