



The Coach House

St Albans Road, Codicote, Hitchin,
Hertfordshire, SG4 8UT
£1,450 pcm

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Cottage style coach house on the edge of the sought after village of Codcotte providing 2 bedrooms, 2 bathrooms, kitchen, utility room, cloakroom, living room overlooking a small garden and parking.

- 2 bed detached coach house
- Master bedroom with ensuite bathroom
- Shower room
- Utility room
- Garden
- Parking

Ground Floor

Living Room

A dual aspect room with timber framed Georgian style windows to front and side. Double glazed timber framed French doors leading out onto the garden. 2 radiators, television and telephone points. Stairs to 1st floor under stair storage cupboard, door to kitchen.

Kitchen

Laminate roll edge worked up with wood fronted cupboards above and below. Stainless steel single bowl sink unit. Stainless steel electric oven with matching stainless steel 4 burner gas hob over and extractor above. Under worktop fridge. Timber framed multi pane window to rear door to utility room.

Utility Room

Accessed from the kitchen or via the double garage for outside there is the utility room with washing machine, tumble dryer, under worktop freezer, tile effect vinyl flooring, multi Payne window to rear and door to cloakroom, extractor fan.

Cloakroom

Continuation of the tile effect vinyl flooring, low level WC, corner wash hand basin, extractor.

First Floor

Landing

Timber framed multi pane window to front with secondary glazed units. Doors to bedrooms and shower room.

Bedroom 1

A triple aspect room with timber framed secondary glazed window to front, double glazed velux window to side and further timber framed secondary glazed window to rear. 2 radiators, built in wardrobe with shelf and hanging space, built in dressing table and dressing area, 2 radiators door to ensuite



Ensuite

A four piece of bathroom suite with panel bath with shower attachment over a mixer tap, Low level WC, bidet, wash hand basin with mixer tap over inset within a vanity unit below, double glazed Velux window to side, sunken ceiling downlighters, extractor fan, electric shaver point, radiator, ceramic wall tiling to bath and sink splashback areas.

Bedroom 2

A triple aspect room with timber framed multi pane glazed windows to front, side and rear with further secondary glazing panels to each. Radiator 4 wall light points. Range of built in wardrobes with shelf and hanging space within.

Shower Room

Timber framed multi pane glazed window to rear, radiator, low level WC, walk in shower cubicle with electric shower within, wash hand basin inset within a vanity unit with cupboards below.

Outside

Garden

The property benefits from a private small lawned garden with a crazy paved patio. Further side access with timber shed, gated side access to the front of the property.

Parking

To the front of the property, there is a graveled driveway where tenants are able to park.

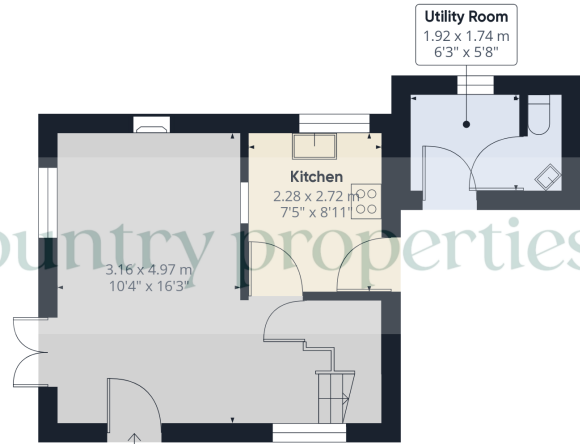
Agents Notes

Please note that the double garage below the Coach House is not included in the rental of this property, however, access through it and to the utility room is included.

The property is a coach house located on the grounds of the landlord's own property, all services are shared across the two properties so bills are split into thirds and the main property pays 2/3 with the coach house paying 1/3 of bills.

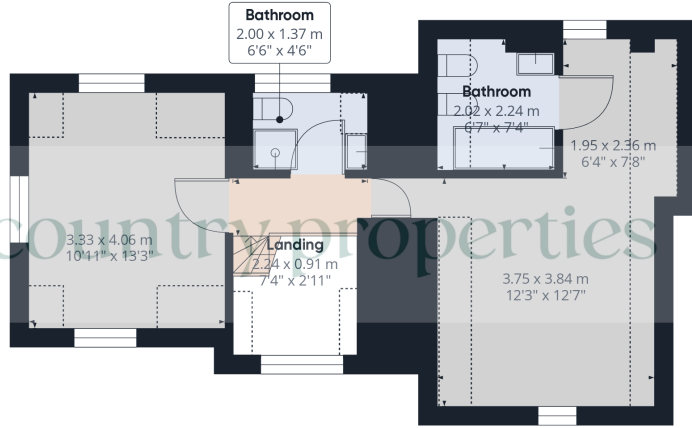


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Ground Floor

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Floor 1



Approximate total area⁽¹⁾
 74.33 m²
 800.08 ft²

Reduced headroom
 9.93 m²
 106.89 ft²

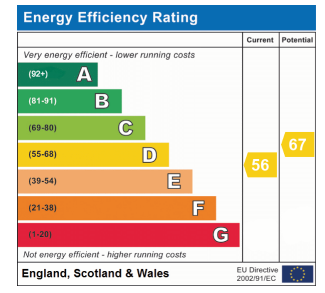
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

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