



PUTTERILLS

EST. 1992

24 Hill Road, Codicote, SG4 8YH
Offers in excess of £360,000

A 1950's 3 bedroom terraced house with a South facing garden

This mid row house is situated in a popular turning within easy reach of the village High Street and the well regarded C of E primary school. The property benefits from double glazed windows and doors throughout and gas heating to radiators, although it could benefit from further modernisation. The accommodation comprises: entrance porch, dual aspect sitting room, dining room opening to kitchen, rear porch/ utility area, 3 bedrooms, bathroom and a separate WC. Outside there is South facing rear garden and the front garden overlooks a green with two mature trees. There is scope to extend to the rear subject to necessary planning permission. This property is offered for sale CHAIN FREE!

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded Church of England primary school has the motto "Everyone will know success" whilst state secondary education is provided by schools in the nearby towns. There is the pretty church of St Giles built circa 1110 & a selection of sports & recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society, village community choir & numerous other activities within the village. Details can be found at www.codicoteparish.net

Codicote Village Day is also an annual one day festival with a parade and lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

Welwyn Garden City, Hitchin and Stevenage provide more comprehensive shopping and leisure facilities. Codicote has 4 British Rail mainline stations in close vicinity with services into London Kings Cross, with the closest being Welwyn North (approximately 2 miles South East).

Proximity

All distances and journey times are approximate

Knebworth 3.6 miles

Stansted airport circa 29 miles - 49 mins

London Heathrow Airport 39 miles - 50 mins

Luton Airport circa 9 miles - 20 mins

Welwyn Garden City 4.9 miles

The accommodation is arranged as follows:

Wooden part-glazed front door opening to:

Entrance Porch

A welcoming approach with windows to both sides, ceramic flooring, ceiling light and glazed door to:

Entrance Hall

With staircase rising to the first floor, ceiling light and glazed doors to the Dining Room and to:

Sitting Room 18' x 11'11 NT 8'1 (5.49m x 3.63m NT 2.46m)

A bright and well proportioned dual aspect room with window to the front and French doors opening to the patio and rear garden beyond. There is a gas coal effect fire with timber surround and mantle, Art Nouveau style inset tiles, cast iron insert and black quarry tiled hearth. The sitting room has a radiator, two ceiling lights, and a further glazed door to the kitchen.

Dining Room 9'10 x 9'8 (3.00m x 2.95m)

Approached from the entrance hall, the dining room has a window to the front, useful under-stairs storage cupboard, wall mounted "Potterton" gas fired boiler, radiator, ceiling light and wide opening to:

Kitchen 16'8 x 8' NT 5'7 (5.08m x 2.44m NT 1.70m)

Fitted with a range of wooden fronted wall and base units with cupboards and drawers and a glazed display cupboard. There are marble effect work tops, with tiled splash-backs, incorporating a 1 bowl stainless steel sink with mixer tap and drainer, set under a window to the rear with views over the garden. Appliances include two integrated, raised-level electric ovens set into a wall with exposed brickwork, a four ring gas hob under an extractor fan, under work-top fridge, freezer, washing machine and dishwasher. There is another useful under-stairs storage cupboard, wood effect vinyl flooring, two ceiling lights, a radiator, a glazed door to the sitting room, and a glazed door to:

Rear Porch / Utility Area 4'7 x 3'4 (1.40m x 1.02m)

A useful area for boots and coats, and currently in use as a utility area with a tumble dryer. There is ceramic tiling to the floor, a ceiling light and a glazed door to the rear garden.

Staircase from Entrance Hall to first floor:

Landing: 11'6 x 6'11 (3.51m x 2.11m)

A lovely sunny landing with a window to the rear and a place to sit beneath it. There is a shelved airing cupboard housing the lagged hot water tank and there are doors to all first floor accommodation including:

Bedroom 1 12'2 x 9'10 (12'9 into wardrobes) (3.71m x 3.00m)

A well proportioned room with window to the front with views over the green. This room has a useful over-stairs storage cupboard, and a further built-in deep double wardrobe with hanging space for clothes, a radiator and a ceiling light.

Bedroom 2 11'11 x 8'11 (3.63m x 2.72m)

Another double bedroom, again with window to the front, radiator and ceiling light.

Bedroom 3 8'8 x 7'11 (2.64m x 2.41m)

With window to the rear, ceiling light and radiator.

Bathroom 5'5 x 5'4 (1.65m x 1.63m)

Fitted with a coloured suite comprising timber panelled bath with

Mira shower over and a pedestal wash hand basin. There is a radiator, ceramic tiling to the walls, ceiling light and opaque window to the rear.

Separate WC 5'2 x 2'5 (1.57m x 0.74m)

Immediately adjacent to the bathroom, with low level WC, opaque window to the rear and ceiling light.

Outside

The Rear Garden

The sunny South facing rear garden has a patio with space for a table and chairs, low retaining wall, outside tap and step up to lawn with bordering beds planted with mature shrubs including holly, rose, buddleia, and wisteria. A brick paved pathway winds to the rear of the garden where there is hard-standing area, timber shed and gated access to the rear.

The Front Garden

Laid mainly to lawn with some ever-green low level shrubs including Lavender, pathway to the front door and views across the green.

EER & Council Tax

Council Tax Band TBA - £TBA per annum
Energy Efficiency Rating (EER) - TBA

Viewing Information

BY APPOINTMENT ONLY THROUGH
PUTTERILLS OF HERTFORDSHIRE,
THROUGH WHOM ALL
NEGOTIATIONS SHOULD BE
CONDUCTED, 01438 817007.

Disclaimer

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Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.









