



PUTTERILLS

EST. 1992

Finsbury Cottages, 162 High Street, Codicote, SG4 8UB

**Price £459,950**



## Character end row village house with private driveway parking and sunny rear garden

This character 3 bedroom end row Victorian villa was built in 1889, has well-planned accommodation arranged on three levels and enjoys private driveway parking with double timber gates. The accommodation comprises: 3 bedrooms, sitting room with log burner, dining room, conservatory, fitted kitchen, utility/cloakroom and a white first floor bathroom. Benefits include features typical of the era and a mature south/westerly facing rear garden.

Agent's Note: The conservatory is adjacent to the kitchen and together they lend themselves to conversion into an open plan kitchen breakfast room, subject to normal consents.

EER: E

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, florist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. There is a well-regarded Church of England primary school, pretty church & a selection of Sports & Recreation clubs including: Codicote Tennis Club with 3 floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at [www.codicoteparish.net](http://www.codicoteparish.net)

Welwyn Garden City (4.9 miles), Hitchin (7.5 miles) and Stevenage (5.7 miles) provide more comprehensive shopping and leisure facilities. Other distances from Codicote: Knebworth 3.6 miles - Stansted airport circa 29 miles - London Heathrow Airport 37 miles - Luton Airport circa 9.5 miles - St Albans 9 miles - M25 circa (Watford) 20 miles A1 (m) Junction (6) 2.5 miles - Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link)



















## High Street, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 1158 sq. ft / 108 sq. m



For identification purposes only  
Measurements are approx and not to scale



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