



PUTTERILLS

EST. 1992

10 Mayflower Close, Codicote, SG4 8SW

Price £255,000

This carefully enlarged & beautifully presented modern red brick 1 bedroom mid-row house is tucked away in a village cul de sac location within a short distance of the High Street with shops that cater for daily needs. Approached via an open canopy porch with integrated store, the property provides a sitting room with adjoining dining area, fitted kitchen, conservatory and modern shower room. The private rear garden affords far reaching views over neighbouring farmland and there is a deep front garden and an allocated parking space located close by. EER:D

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 & numerous other activities within the village details of which can be found at www.codicoteparish.net

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).

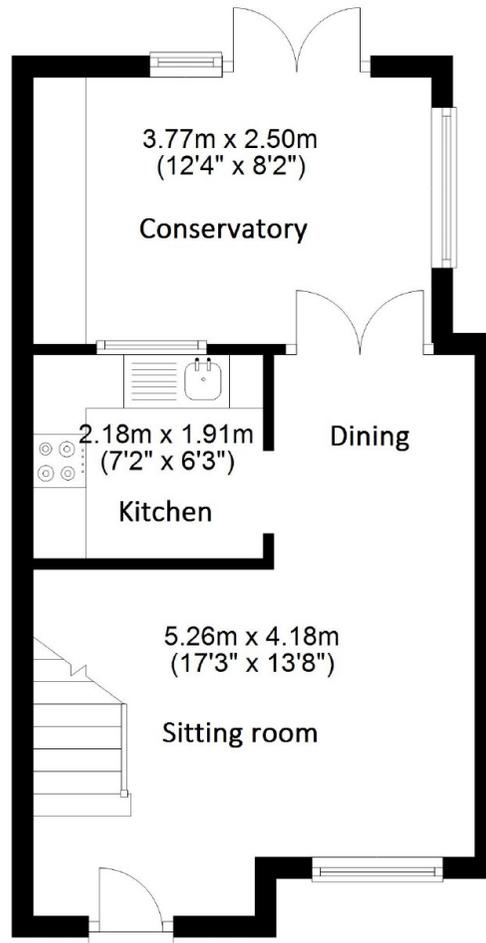






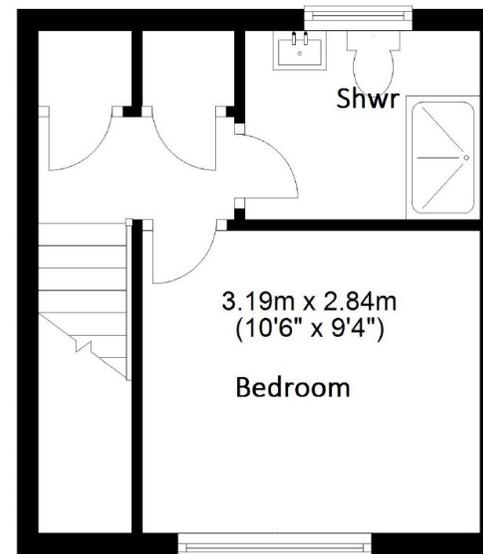
Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



First Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Total area: approx. 50.3 sq. metres (541.2 sq. feet)



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putterills.co.uk | 01438 817007 | kneb@putterills.co.uk

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