



## Individual semi detached village house with detached garage and private driveway.

This tastefully presented 2 bedroom semi-detached house has a central village location within a short distance of the high street shops that cater for daily needs. The bright and well planned accommodation comprises: Entrance lobby, sizeable sitting room, beautifully fitted kitchen/breakfast room and a modern white bathroom. The property benefits from a Hive heating system along with electric fire in the sitting room. There is a paved courtyard style rear garden with side gated access to the detached GARAGE and private driveway parking for 1 car. CHAIN FREE SALE. Energy rating: C

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 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)

Distances are approximate as a guide only: Welwyn Garden City (4.9 miles) - Hitchin (7.5 miles) - Stevenage (5.7 miles) - 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).



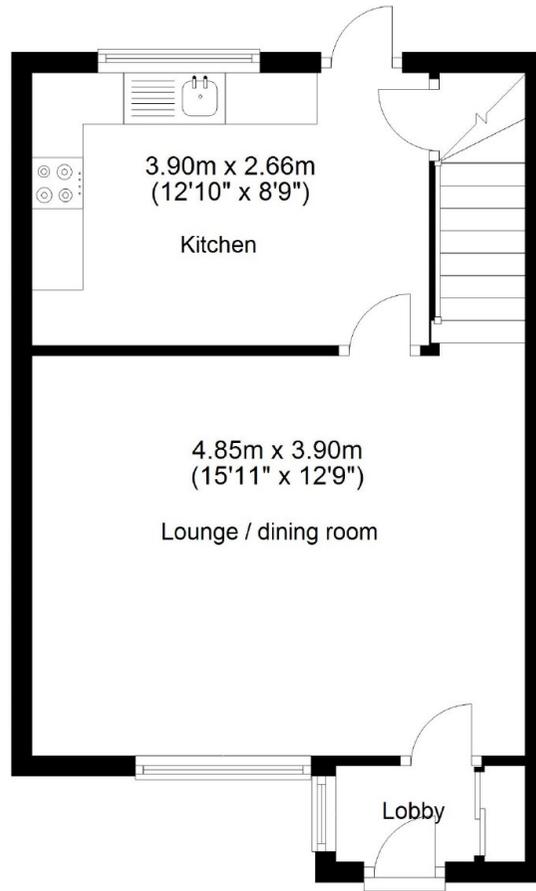






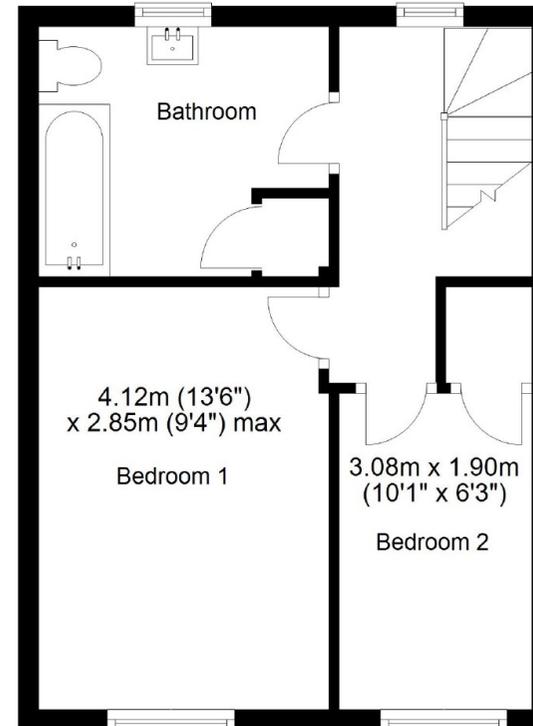
## Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



## First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)



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