



P U T T E R I L L S

est. 1992

153 High Street, Codicote, SG4 8UB

Offers over £300,000

Charming 17th century cottage in central village location.

This very pretty Grade II listed 17th Century mid-row 2 bedroom cottage has a wealth of character features including a large inglenook fireplace, latch doors and exposed beams. Situated in the heart of the village, this charming home comprises: sitting room, kitchen with bespoke floor and wall cupboards, ground floor bathroom, and a lobby with stable door to the garden of approximately 65' in depth, which offers a sun terrace, mature flower beds and lawn, timber shed and further patio area. There is a highly unusual original laundry station in the garden, comprising of a tall central chimney servicing two ground level fireplaces, over which bowls of water for washing were placed - a bygone "hot wash"! To the front, the property is set back from the road with lawn, pathway and low garden wall. EPC exempt. CHAIN FREE SALE

The historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, 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 artificial grass courts, 2 football pitches, badminton club, local playgroups & historical society.

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).



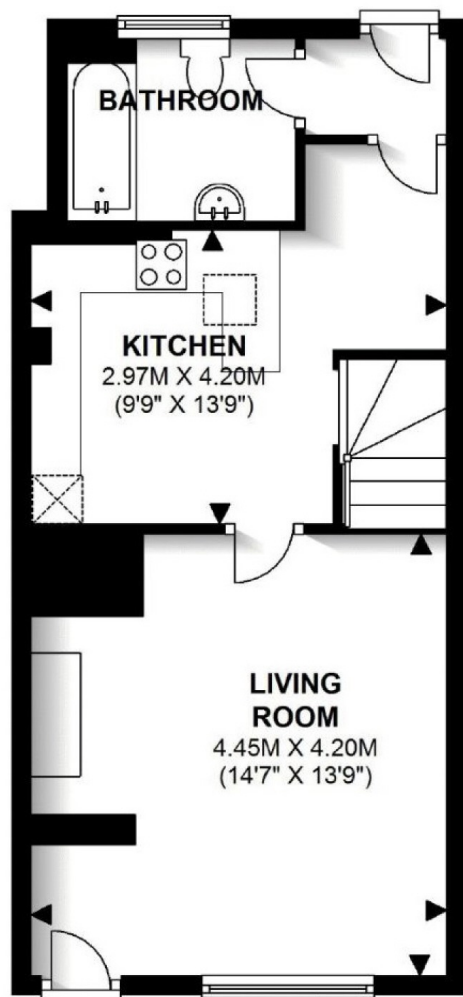




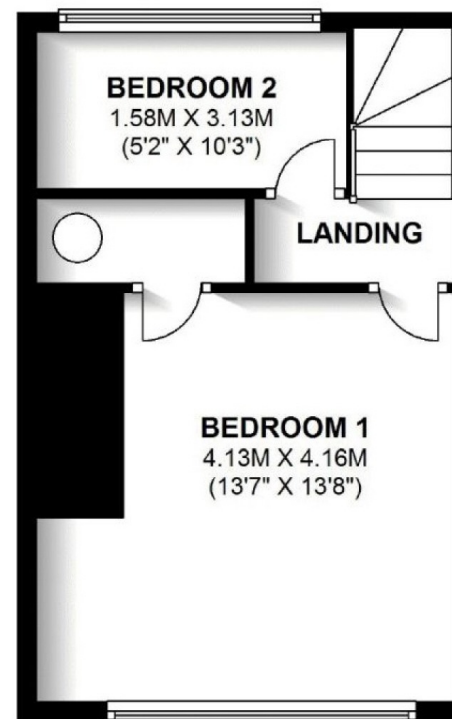




GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 61.3 SQ. METRES (660 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.



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