



39 - 41 Codicote Road  
Welwyn | Hertfordshire | AL6 9TT

FINE & COUNTRY

# STEP INSIDE

39 - 41 Codicote Road

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A beautiful light and airy entrance with porcelain tiled flooring throughout the hallway and coving to the ceiling. There is a dining room to the left with a feature fireplace and stained solid oak, wooden flooring, ornate dado and cornicing that elegantly finish this room. The dining room flows seamlessly to a spacious living room with ornate fire surround, dado and cornicing with ceiling rose. There are large patio doors to the rear which offer splendid views over the garden. The kitchen, designed and extended prior to the current owners moving in offers extra light to flood in with Velux windows and door to the garden. The owners had grand ideas for this kitchen but now have decided to relocate, so this would be for the next owner to put together their own creative design and personal taste. There is a feature cast iron staircase leading up to the first floor.

As this property is a chalet style home, there is a master bedroom and modern ensuite shower room on the ground floor to the rear of the property. You can wake up in the morning and see the stunning garden. Two further bedrooms on the ground floor and a generous size bathroom which also can be created into a fabulous modern suite and potentially connect as a Jack and Jill bathroom to the fifth bedroom.

On the first floor a cast iron staircase leads you to two further bedrooms. These good-sized rooms can be used when family visit if you prefer the bungalow living all on one level, or a great place to work from home or let the children have their own floor.

There is also an annexe which can be reached from the garden, a small kitchenette and shower room with sitting room and bedroom. A superb place for guests to stay when visiting or multigenerational living with other family members.











# STEP OUTSIDE

39 - 41 Codicote Road

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An elegant gravel driveway with parking for many cars, set back from the road and offering plenty of privacy with mature, high hedges. A beautiful lawn and side access to both sides of the property leading to the rear garden. There is a detached Pavilion style outbuilding, named the Piggery. This is a perfect workspace and positioned so that clients can meet and park without entering the family area.

The rear garden has been beautifully designed with patio area, pond and various flower and shrub borders with laid lawn. There are two feature sets of steps through the centre of the garden which offer different levels to enjoy. There is a water tap to the rear garden with various mature shrubs and trees to the rear.

## Location

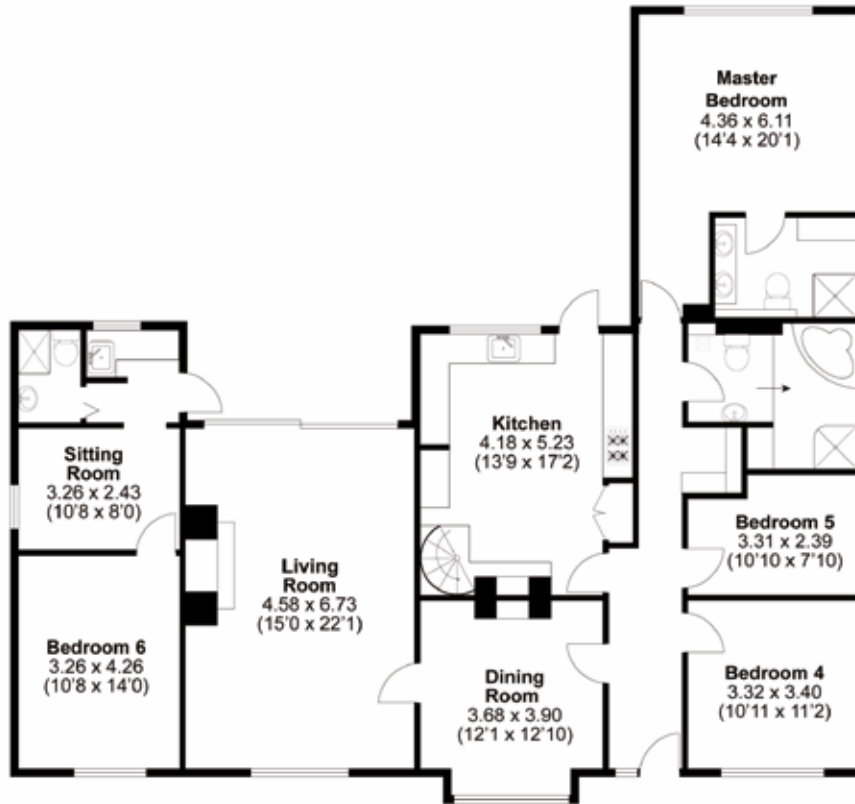
This fabulous home is just 0.9 miles into Welwyn Village where you will find all the local amenities you could need. The property is 2.6 miles to Welwyn north Station, and 3.9 miles to Welwyn Garden City.

For the frequent flyer just 10.3 miles to Luton Airport and 28.6 miles to Stansted Airport.

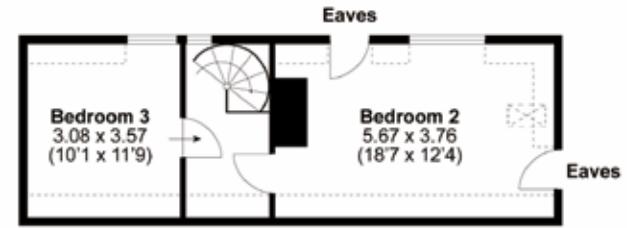


*Guide price* £1,250,000

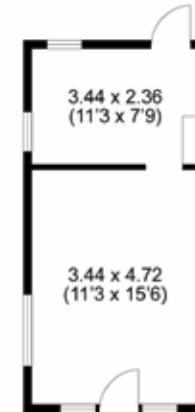
# 39-41 CODICOTE ROAD



**Ground Floor**  
Approx. 171sqm (1840sqft)



**First Floor**  
Approx. 37sqm (398sqft)



**Outbuilding**  
Approx. 24.8sqm (267sqft)

**TOTAL FLOOR AREA: 2505 sq.ft. (233 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 02.08.2024





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