



**Connells**

Maran Cottage High Street  
Codicote Hitchin





## Property Description

Property Address:- Maran Cottage, High Street, Codicote, Hitchin, SG4 8UB

### CASH BUYERS ONLY

This chain free detached character three/four-bedroom house with detached and private driveway is located in the historic village of Codicote. The property does require modernisation but offers you real potential to create a forever family home in a hugely popular location. The excellent living accommodation comprises porch, cosy sitting room with fireplace, utility room, additional reception room/bedroom with en-suite bathroom, kitchen/breakfast room and downstairs cloakroom. Upstairs boasts four bedrooms and a family bathroom. A further benefit of this property is the large basement offering a whole host of further possibilities.

### Cloakroom

Vinyl flooring, low level wc, wash hand basin.

### Lounge

11' 8" x 9' 6" ( 3.56m x 2.90m )

Single glazed window to front aspect, carpeted, fireplace.

### Dining Room

11' 8" x 10' 6" ( 3.56m x 3.20m )

Single glazed window to front aspect, carpeted, radiator.

### Reception Room/Bedroom

10' 6" x 14' 3" ( 3.20m x 4.34m )

Single glazed window to side aspect, door to rear garden, carpeted, radiator.

### Kitchen

11' 9" x 10' 11" ( 3.58m x 3.33m )

Single glazed window to front, vinyl flooring, radiator, range of base units, sink with drainer.

### Utility Room

7' 9" x 7' 4" ( 2.36m x 2.24m )

Single glazed window to rear aspect, vinyl flooring, radiator.

### Landing

### Bedroom One

11' 8" x 9' 9" ( 3.56m x 2.97m )

Single glazed window to front aspect, carpet, radiator, built in wardrobe.

### **En- Suite**

Carpet, W/C, wash hand basin, electric shower, radiator. bath.

### **Bedroom Two**

11' 8" x 9' 6" ( 3.56m x 2.90m )

Single glazed window to front aspect, radiator, carpet, built in wardrobes.

### **Bedroom Three**

9' 1" x 9' ( 2.77m x 2.74m )

single glazed window to front aspect, carpeted, radiator.

### **Bathroom**

Single glazed window to rear aspect, storage cupboard, bath, W/C, hand wash basin, carpet.

### **Rear Garden**

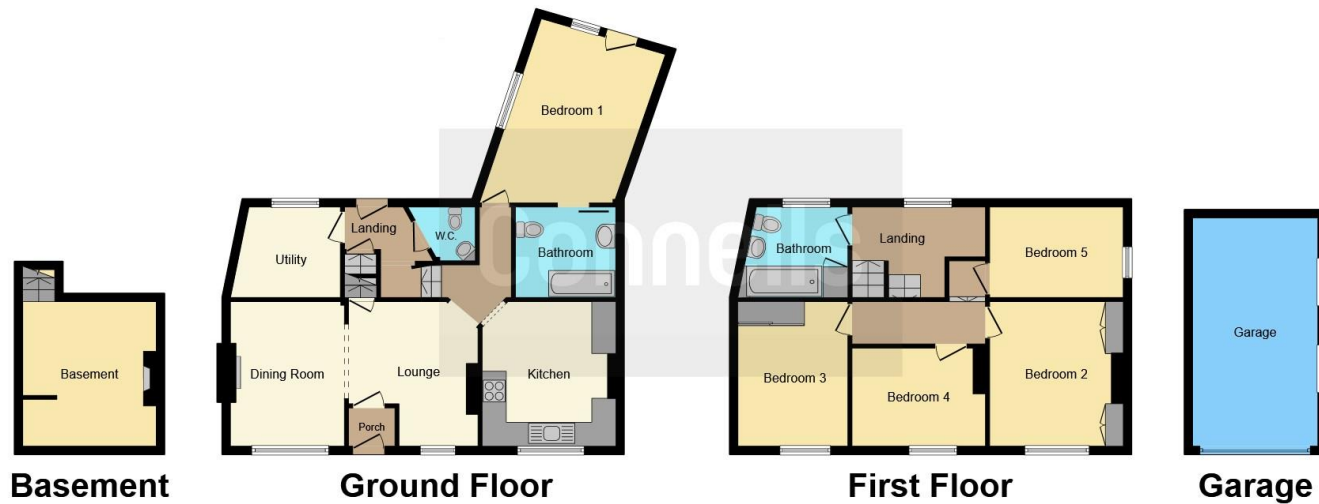












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

**EPC Rating: E**

Tenure: Freehold

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