

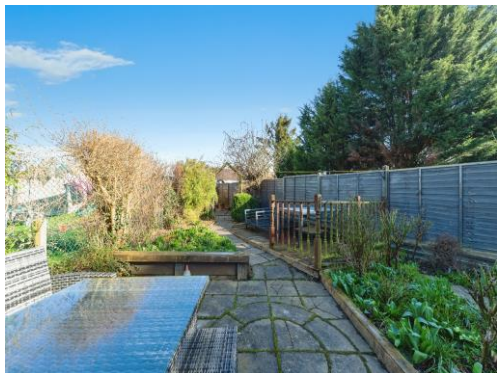


Connells

Bentick Way
Codicote Hitchin

Bentick Way Codicote Hitchin SG4 8XL

for sale
£475,000



Property Description

A beautifully presented 1950's semi-detached family home, situated in a convenient cul de sac location which is within easy reach of all the village amenities. Approached via an entrance hall, the house boasts a comfortable sitting room, fabulous kitchen/family room with integrated appliances and part vaulted ceiling, three bedrooms and a family bathroom. The outdoor spaces are equally appealing, with an attractive front garden and a generously proportioned rear garden. The property includes a driveway and detached single garage.

Codicote is a delightful Hertfordshire village featuring an array of local amenities, including popular village pubs, charming restaurants, a well-stocked village store, and a highly regarded primary school, creating an ideal environment for family living. For commuters, the property is well-positioned with Knebworth Station just 3.2 miles away, Welwyn North Station 3.6 miles away, and the bustling town centre of Hitchin (7.7 miles) and Welwyn Garden City (4.7 miles) within easy reach.

Entrance Hall

Staircase leading to the first floor with deep storage cupboard beneath. Radiator & panelled doors leading to:

Cloakroom

A low flush WC and a corner vanity wash handbasin with a tiled splash-back. Double glazed window to side aspect.

Lounge

12' 5" x 12' 5" (3.78m x 3.78m)

Double glazed bay window to front with fitted shutters, ornamental polished wood fire surround, radiator & TV aerial point.

Kitchen / Family Room

18' 6" max x 18' 11" max (5.64m max x 5.77m max)

Fitted kitchen with a range of wall and base units incorporating ample working surfaces with sink/drain, integrated freezer, washing machine, induction hob, electric oven and cooker hood. Two built in storage cupboards. Double glazed windows to the side and rear along with double glazed French doors leading to the rear garden. Part of this area boasts a vaulted ceiling with 2 Velux windows.

Landing

Access to the loft where the Combi boiler is housed, airing cupboard, double glazed window to the side.

Bedroom One

10' 8" x 11' 7" plus recess (3.25m x 3.53m plus recess)

Built in wardrobe cupboard, radiator, and a double-glazed window to the front.

Bedroom Two

10' 10" plus door recess x 8' 10" max (3.30m plus door recess x 2.69m max)

Built in storage cupboard, radiator & a double glazed window overlooking the rear garden.

Bedroom Three

8' 7" x 7' 10" (2.62m x 2.39m)

Radiator & double-glazed window to the front with fitted shutters.

Bathroom

Fitted bathroom with panelled bath with overhead shower and glass shower screen, low level w/c, wash hand basin, heated towel rail, radiator and frosted double glazed window to side aspect.

Rear Garden

Patio area, decked seating area, shrub beds and gated side access.

Garage

Detached garage with up and over door, power and lighting. Door to the side which leads to the 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

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EPC Rating: C

Tenure: Freehold

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