



Bryan Bishop
and partners

The Paddocks
Hitchin, SG4 8YX



The Paddocks

Hitchin, SG4 8YX

CHAIN FREE - We hold the keys - A quaint 2-bedroom end-terrace home, set within a quiet cul-de-sac with 180-degree views over idyllic rolling Hertfordshire countryside and just a short walk into Codicote high street.

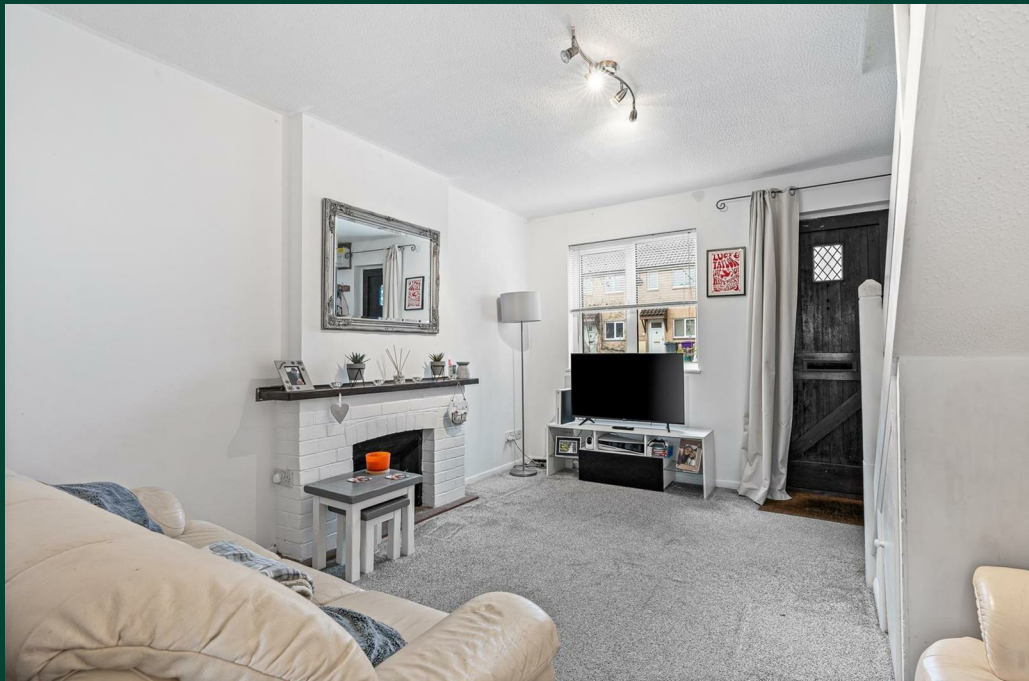
On the ground floor there is a good-sized living room with feature fireplace and front aspect double glazed window, leading onto the open-plan kitchen/diner with a range of base and eye level units, rear aspect double glazed window and rear door leading to the garden via the conservatory.

To the first-floor landing, there are two good-sized bedrooms, both front and rear aspect. The bedrooms are served by a good-sized family bathroom and loft access is situated on the landing.

The wrap-around garden is predominantly laid-to-patio with mature planters surrounding. Beyond the garden are the fantastic views of the Codicote countryside. The property also features a designated parking space.

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 3G floodlit artificial grass courts, 2 football pitches, badminton club, local playgroups & historical society.







- The Paddocks -

- Ground Floor -

Lounge/Dining Room

Kitchen

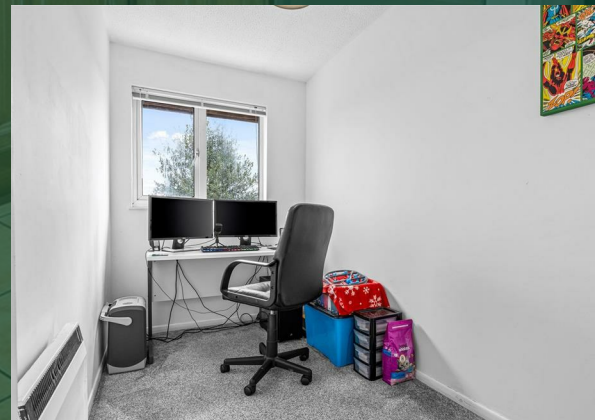
Conservatory

- First Floor -

Bedroom One

Bedroom Two

Family Bathroom

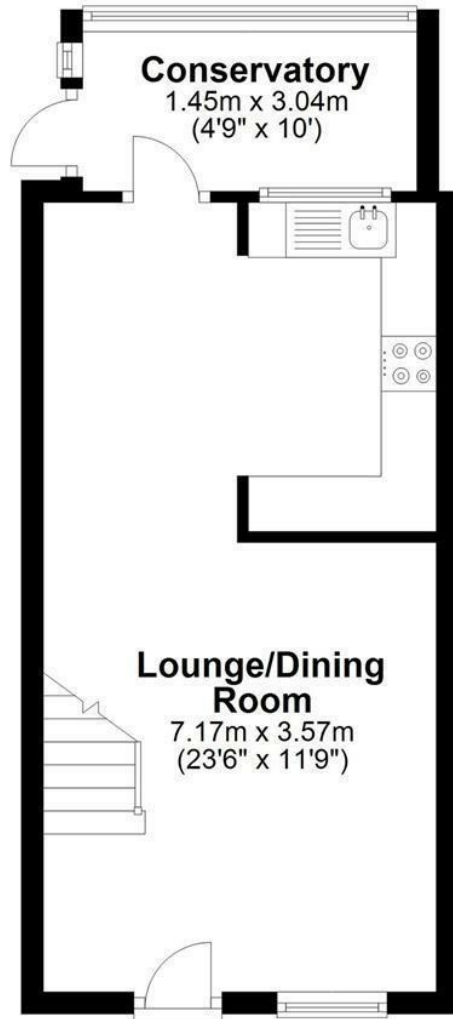






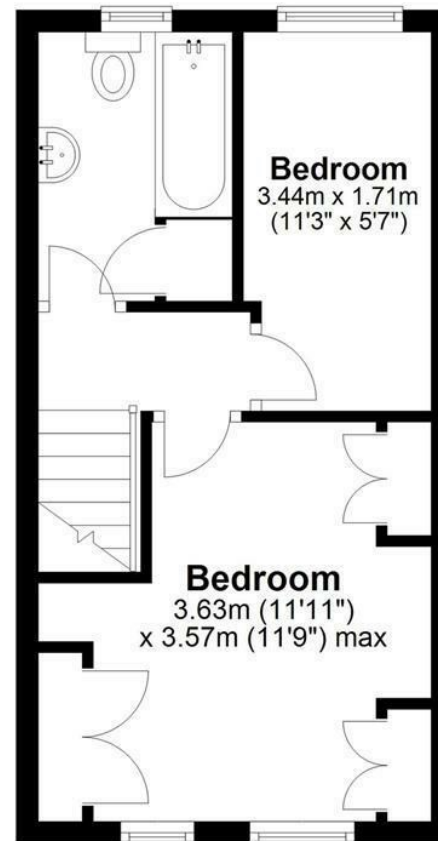
Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 55.7 sq. metres (599.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

