



Bryan Bishop
and partners

44 Codicote Road
Welwyn



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Welwyn
Hertfordshire

Occupying a generous corner plot on the outskirts of Welwyn Village is this outstanding grade 11 listed cottage well cared for by the present owners and ideal for those looking for a more convenient yet semi rural location.

The property dates from the 17th Century when it was originally 3 farm cottages, it was sympathetically extended around 20 years ago and now offers; 4 bedrooms (2 with en suite) additional bathroom, shower room, living room, sitting room, dining room, study, modern kitchen and detached double garage with office over. Some notable period features, including an inglenook fireplace to main living room and exposed original timber framing on ground and first floor. The kitchen is modern with a wide range of storage cupboards, gas cooking range, integrated dishwasher and fridge/freezer and plumbing for washing machine. Delightful double aspect dining room, large living room, separate sitting room and study and a ground floor bathroom which has recently been refitted. All of the ground floor rooms enjoy views over the garden which faces south and west.

The first floor has a master bedroom with en suite shower, 2 further bedrooms and a bathroom, and a spacious guest room/bedroom 4 (approached via its own staircase from the ground floor) with en suite shower. These rooms also enjoy views over the garden and have south or west facing windows.

Externally, is a detached double garage with remote control up and over door, parking for 3 cars on driveway. A staircase within the garage leads to a useful office/studio above. The gardens are delightful and beautifully kept, comprising a large lawn, several flower beds, ornamental fishpond, well stocked borders and beds with spring flowers, a wonderful old gnarled apple tree, established boundaries providing seclusion and several delightful seating areas. The plot is approaching one third of an acre.

Situated on the edge of Welwyn village, it is just a 10 minute walk to the High Street, which offers an excellent range of amenities, including Doctors and Dentist Surgeries, a Post Office, Tesco Express and restaurants offering fine dining. More extensive facilities with John Lewis are to be found in Welwyn Garden City which lies approximately 3 miles to the south and 4 miles to the north: Roaring Meg shopping centre with a brand new M&S. For those wishing to travel into London, Welwyn North station is 6 minutes away and offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







GROUND FLOOR

Kitchen/Breakfast Room	9'8" x 18'1"
Dining Room	13'5" x 10'10"
Living Room	29'3" x 13'
Snug	12'9" x 15'1"
Study	12'11" x 5'11"
Inner Hallway	
Shower Room	

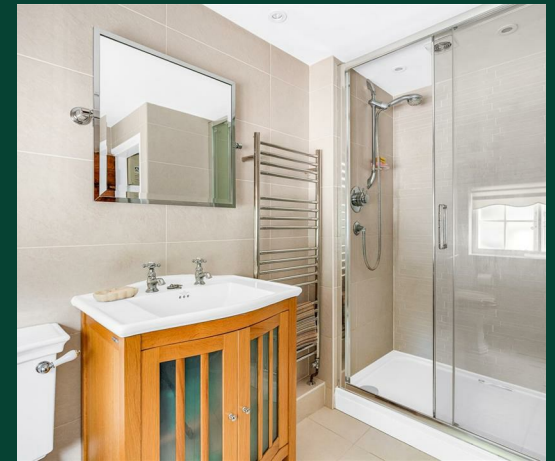
FIRST FLOOR

Landing	
Master Bedroom	13'10" x 10'11"
En-suite	
Walk in Wardrobe	
Bedroom Three	11'11" x 12'3"
Bedroom four	8' x 13"
Bathroom	
SEPARATE STAIRCASE TO	
Bedroom Two	12'10" x 15'4"
En-suite	

EXTERIOR

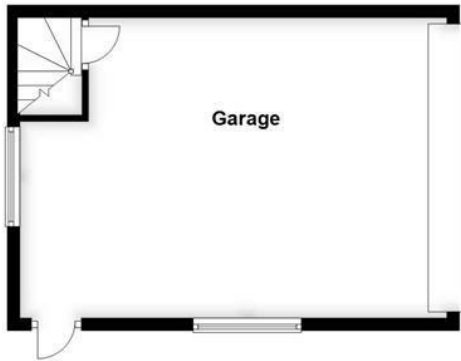
Detached Double Garage with	
First Floor Studio	10'6" x 22'2"
Gardens	
Driveway	
Council Tax Band - G	





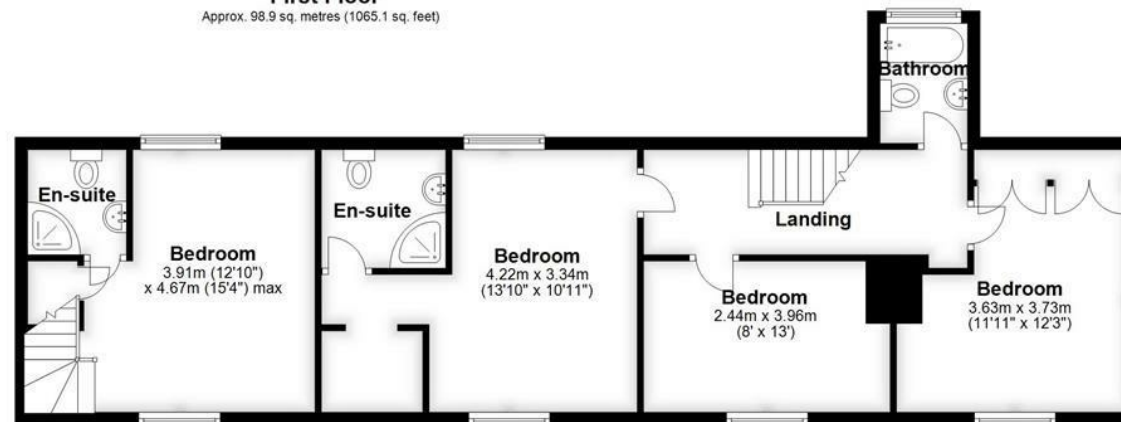
Ground Floor

Approx. 131.0 sq. metres (1410.0 sq. feet)



First Floor

Approx. 98.9 sq. metres (1065.1 sq. feet)



Total area: approx. 229.9 sq. metres (2475.1 sq. feet)







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