

# Alexander Bond & Company

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4 The Opening, Codicote, Hertfordshire, SG4 8UF

£1,850 PCM



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# 4 The Opening

Codicote, SG4 8UF

- Popular Village Location
- Garage to the Rear
- Minimum 12 Month Let
- Kitchen With Appliances
- Available September 2024
- Three Bedroom House
- Downstairs Cloakroom
- Spacious Lounge/ Dining Room
- Conservatory
- Ensuite Shower Room

This beautifully presented end-of-terrace house is now available for rent. It features three bedrooms, including two doubles and one single, and offers a high standard of accommodation. On the ground floor, you will find an entrance hall, a convenient downstairs cloakroom, a fitted kitchen with integrated appliances (including a dishwasher, washing/dryer, built-in 5-ring gas hob, electric double oven, and fridge/freezer), a spacious lounge/dining room, and a lovely conservatory. Upstairs, there are three bedrooms, with the master bedroom benefiting from an ensuite bathroom, along with a family bathroom. The property also boasts a well-maintained rear garden and a garage equipped with power and light.



## ENTRANCE HALL

Access via double glazed front door, stairs off to first floor, radiator.

## CLOAKROOM

Opaque double glazed window to front, pedestal hand wash basin, low level WC, ceramic tiled floor, radiator.

## KITCHEN

11'6" x 5'6" (3.51m" x 1.68m")

Stainless steel single drainer sink unit, built in 5 ring gas hob, electric double oven, granite effect work top surfaces, stainless steel cooker hood, part tiled walls, integrated washing dryer, integrated fridge/ freezer, dishwasher.

## LOUNGE/ DINING ROOM,

17'3" x 12'6" (5.26m" x 3.81m")

Double glazed French doors to conservatory, double glazed window to side, two radiators, built in under stairs cupboard.

## CONSERVATORY

11'6" x 9' (3.51m" x 2.74m)

Double glazed windows and door to rear, laminate wood strip flooring, electric heater.

## STAIRS & LANDING

Access to insulated loft with drop down ladder.





**BEDROOM ONE** 12'9" x 10'10" (3.89m" x 3.30m")  
Double glazed window to rear, radiator, built in double wardrobes, TV/FM point.

**EN SUITE SHOWER ROOM** 7' x 6'9" (2.13m x 2.06m")  
Fitted double shower enclosure with door, tray and mixer controls, low level WC, pedestal hand wash basin, vinyl flooring, inset ceiling spots, radiator, shaver point, opaque double glazed window to rear, part tiled walls.

**BEDROOM TWO** 10'6" x 9'3" (3.20m" x 2.82m")  
Double glazed window to front, radiator, built in wardrobes, built in cupboard housing Combi boiler, TV/ FM point.

**BEDROOM THREE** 10'3" x 6'3" (3.12m" x 1.91m")  
Double glazed window to front, radiator, access to loft.

**BATHROOM**  
Fitted white suite comprising of a panelled bath, low level WC, pedestal hand wash basin, low level WC, radiator, part tiled walls, vinyl flooring, shaver point, inset ceiling spots.

**OUTSIDE**  
Front- Path to front door, shrub beds.  
Rear- Enclosed, laid mainly to lawn, well tended, flower and shrub borders, outside light, gate at rear.

**GARAGE**  
Located at rear of garden in small block and is the centre one of three, metal up and over door.

## Directions

Codicote is situated approximately 7 miles South of Hitchin and about 5 miles Northeast of Welwyn Garden City. It is within close proximity to major transport routes, including the A1(M) motorway and East Coast Main Train Line enabling access to London Kings Cross in around 25/35 minutes.





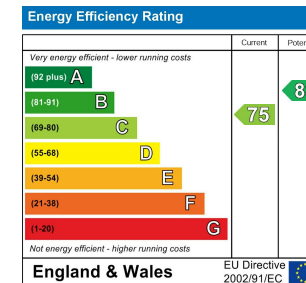
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lettings Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.