

Alexander Bond & Company

Estate Agents | Property Management



Poynders Meadow, Hitchin, Hertfordshire, SG4 8UJ

Offers In Excess Of £500,000





Poynders Meadow

Hitchin, SG4 8UJ

- CHAIN FREE
- Spacious Family Accommodation
- Plenty of Off Street Parking
- Good Sized Rear Garden
- Downstairs Cloakroom
- Popular Village Location
- Three Bedroom Semi Detached
- Ground Floor Side Extension
- Cul de sac Position
- Plenty of Scope for Improvement

Offered with CHAIN FREE possession this deceptively spacious three bedroom semi- detached house located in the corner of this popular cul de sec in the sought after village of Codicote.

The property offers an excellent standard of living accommodation. Comprises of on the ground floor : An entrance hall, downstairs cloakroom, kitchen, lounge and extended dining room/ family room . Upstairs there are three bedrooms and a bathroom/ wet room. Outside to the front there is a driveway that provides private off street parking for 4 cars and to the rear there is a good sized garden.

The picturesque village of Codicote offers a range of amenities to cater to daily needs. These include a butcher, chemist, florist, post office, newsagent, excellent general village store, and a delightful selection of welcoming pubs and eateries. Additionally, the village features a highly-regarded Church of England primary school, a charming church, and a variety of sports and recreation clubs. These clubs encompass Codicote Tennis Club, equipped with three floodlit hard courts, two football pitches, a badminton club, local playgroups, a local historical society, and numerous other activities within the village.



ENTRANCE HALL

Access via UPVC double glazed front door with double glazed window to side, stairs off to first floor, radiator.

CLOAKROOM

Opaque double glazed window to front, radiator, low level WC, hand wash basin, vinyl flooring.

KITCHEN

12'3" x 11'8" (3.73m" x 3.56m")

Double glazed window to front, cream marble effect work top surfaces, oak effect cathedral style fitted wall and base units, inset sink unit with drainer mixer tap, fitted gas hob , built in oven and grill, wall mounted 'Worcester' boiler, part tiled walls, serving hatch to lounge.

LOUNGE

18'8" x 11' 8" (5.69m" x 3.35m 2.44m')

Double glazed window to rear, double glazed patio doors opening on to rear garden, radiator, built in cupboard.

DINING ROOM

18'7" x 11' (5.66m" x 3.35m')

Triple aspect double glazed windows, radiator, door to garden.

STAIRS & LANDING

Built in airing cupboard housing hot water tank, access to loft.



BEDROOM ONE 13'4" x 10' 2" (4.06m x 3.05m 0.61m')
Double glazed window to rear, double radiator, built in double cupboard.

BEDROOM TWO 11' 7" x 7'11" (3.35m 2.13m' x 2.41m")
Double glazed window to front double radiator, built in

BEDROOM THREE 8'9" x 8'2" (2.67m" x 2.49m")
Double glazed 'Tilt & Turn' window to rear, radiator.

BATHROOM / WET ROOM
Opaque double glazed window to front, fitted bath, low level WC, hand wash basin with mixer tap, tiled walls, electric shower, heated towel rail, shower rail, radiator, vinyl flooring.

PARKING
Deep driveway that provides plenty of off street parking.

FRONT GARDEN
Lawn with flower and shrub beds, outside tap, outside light, gated access to rear garden.

REAR GARDEN
Paved patio area, lawn with established trees, flowers and shrubs, two ponds, path leading to two sheds, outside power points, fenced borders.

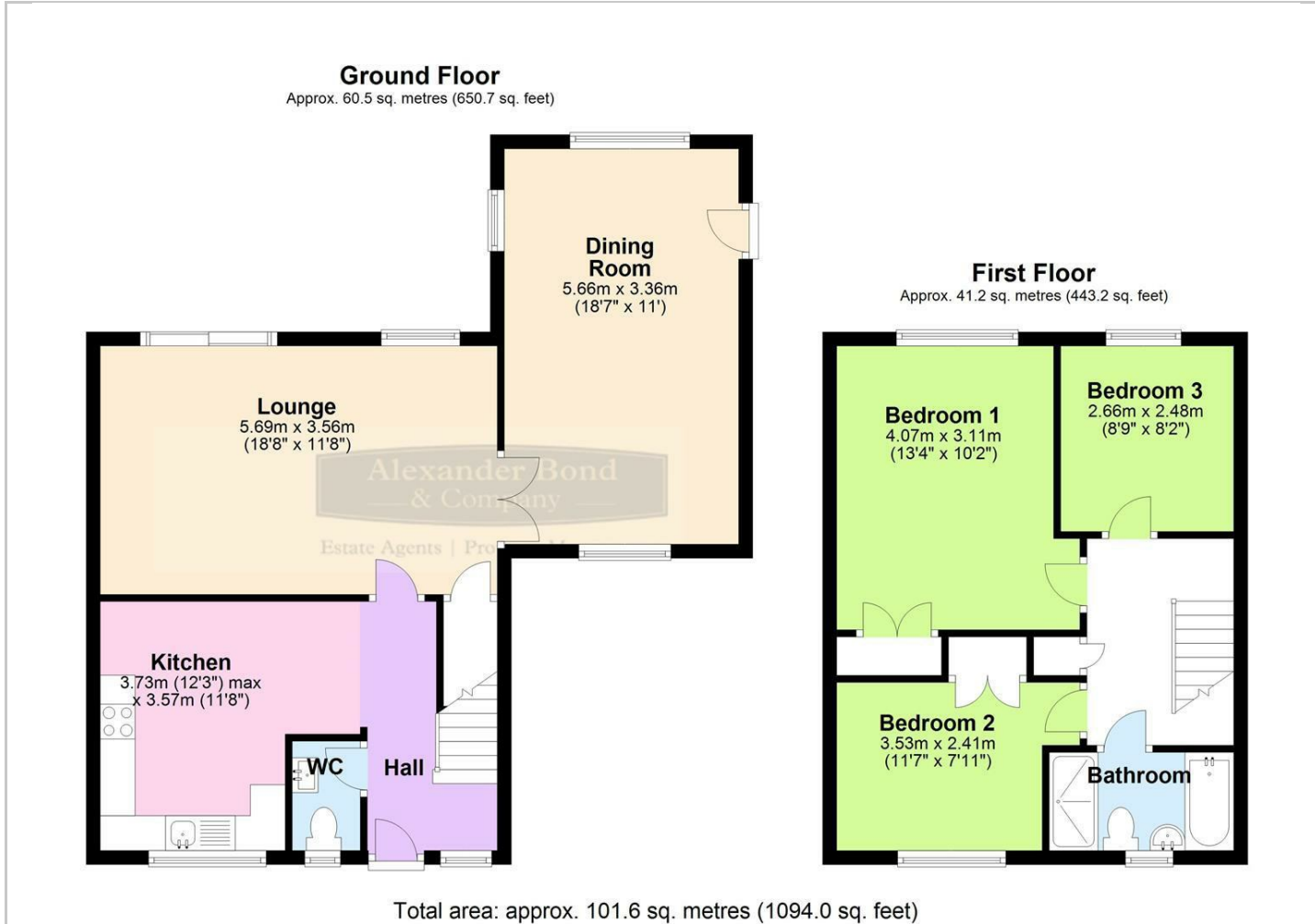
Directions

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.





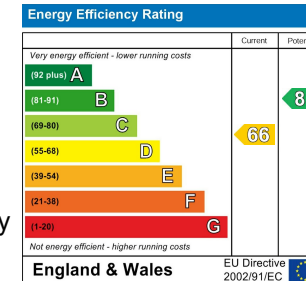
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co 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.