

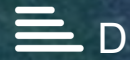
# Alexander Bond & Company

Estate Agents | Property Management



Mayflower Close, Codicote, Hertfordshire SG4 8SW

Guide Price £299,950







# Mayflower Close

Codicote, SG4 8SW

- POPULAR VILLAGE LOCATION
- BACKING ONTO OPEN COUNTRYSIDE
- EXTENDED TO THE REAR
- WELL PRESENTED THROUGHOUT
- GARDEN ROOM
- ONE BEDROOM HOUSE
- ALLOCATED PARKING SPACE
- RE- FITTED KITCHEN WITH APPLIANCES
- SHOWER ROOM
- LOUNGE/ DINING ROOM

Alexander Bond & Co are delighted to offer for sale the freehold of this extended one bedroom terraced house that has the most wonderful views across countryside to the rear.

The property is well presented and comprises of lounge / dining room, refitted kitchen with integrated appliances, a garden room, shower room and a good sized double bedroom. Outside there are front and rear gardens and there is an allocated parking space.

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.



**LOUNGE/DINING ROOM** 17'3"x 13'8" (5.26m"x 4.17m")  
Access via hardwood front door, stairs off to first floor, double glazed window to front, two electric wall mounted heaters.

**RE- FITTED KITCHEN** 7'2" x 6'3" (2.18m" x 1.91m")  
White granite effect work top surfaces with splash backs, fitted wall and base units with cupboards and drawers, concealed lighting, integrated slimline dishwasher, fitted induction hob with a glass splash back, cooker hood over and integrated electric oven under, integrated fridge, wood effect flooring, window to reception room.

**GARDEN ROOM** 12'4"x 8'2" (3.76m"x 2.49m")  
Fitted work top surface, fitted wall units with cupboards, plumbing for a washing machine, utility space for a fridge, freezer and tumble dryer, exposed brick walls, double glazed window, double glazed French doors to garden, wood effect flooring.

**LANDING**  
Built in storage cupboard, built in airing cupboard housing lagged hot water tank.







**BEDROOM** 10'6" x 9'4" (3.20m" x 2.84m" )  
Double glazed window to front, range of fitted wardrobes, wall mounted electric radiator, access to insulated and partly boarded loft.

**SHOWER ROOM**  
Opaque double glazed window to rear, hand wash basin with mixer tap and cupboard under, low level WC, fitted shower cubicle with tray, screen, wall mounted mixer controls and shower attachment.

**OUTSIDE**  
Front: Open plan lawn, steps down to front door, canopy porch, outside light.

Rear: Views to across open countryside to rear, tiered on three levels, borders, fenced boundaries, outside tap, gated access to rear providing access to parking space.

Parking: Allocated parking space.

## 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.

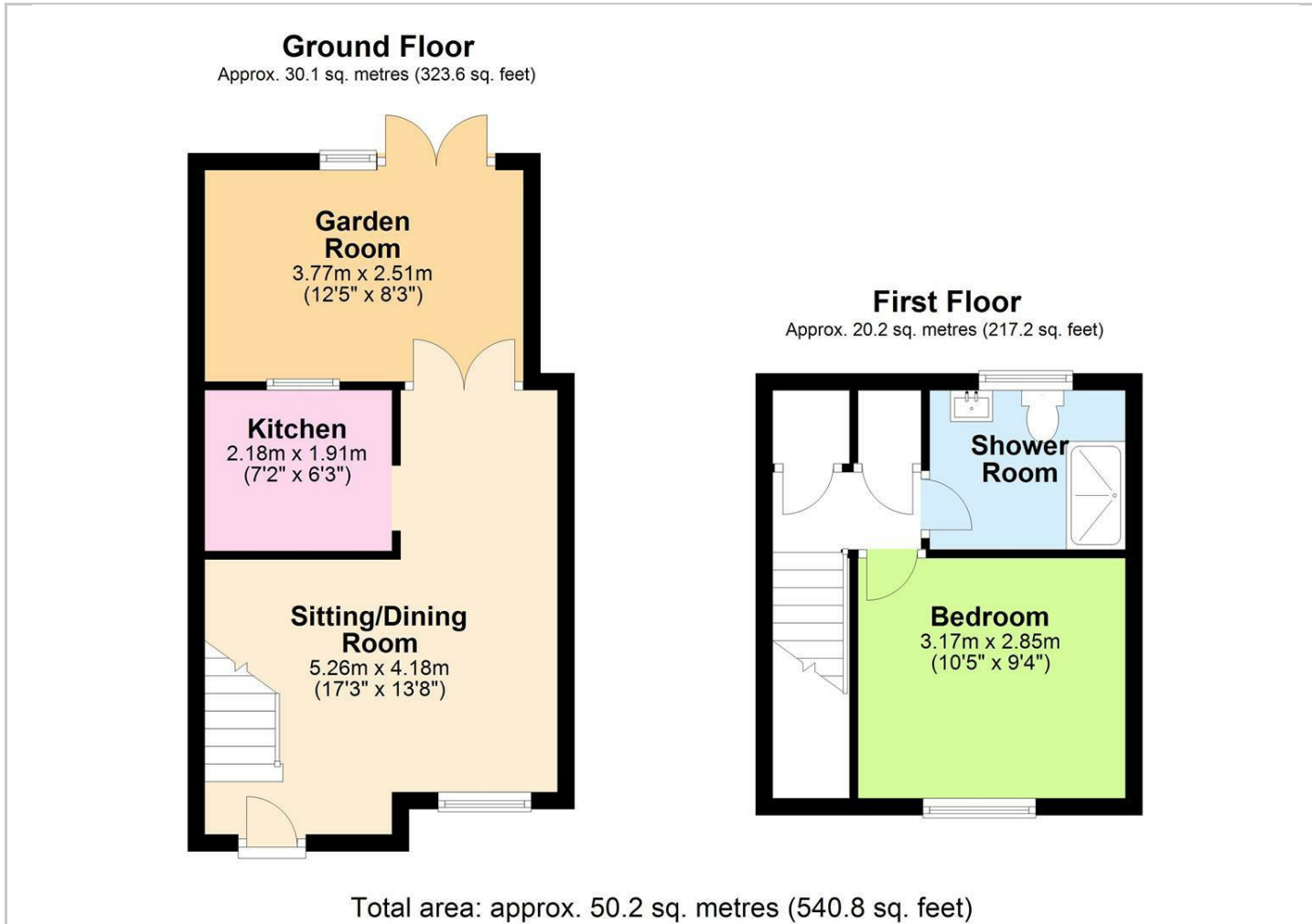








## Floor Plans



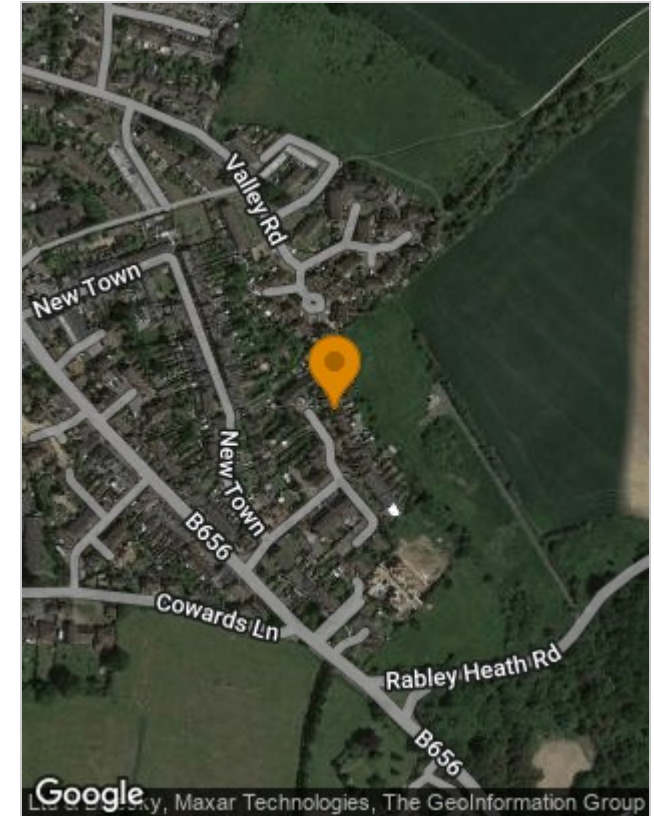
## Viewing

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.

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## Location Map



## Energy Performance Graph

