

# Alexander Bond & Company

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Grange Rise, Codicote, Hertfordshire, SG4 8YR

Guide Price £540,000







# Grange Rise

Codicote, SG4 8YR

- Four Double Bedrooms
- Two Storey Side Extension
- Office/ Study
- Popular Village Location
- Good Sized Rear Garden
- Semi Detached House
- Kitchen/ Breakfast Room
- Downstairs Shower Room
- Garage & Parking
- Cul De Sac Position

A very spacious FOUR DOUBLE BEDROOM semi detached house located in the sought after village of Codicote. The property offers an excellent standard of family living accommodation and comprises on the ground floor: An entrance hall, study/ office, downstairs shower room, lounge, dining room and a fitted kitchen with integrated appliances. Upstairs there are four good sized bedrooms and a bathroom.

Outside to the front of the house there is a covered porch, a bin store and a front lawn with flower and shrub beds. To the side there is a driveway that provides parking for two cars and a semi detached garage with power and light. To the rear there is a good sized westerly facing garden with a patio area, pond with a water feature and two brick built outbuildings.

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 double glazed front door, stairs off to first floor, radiator, built in under stairs cupboard.

## DOWNSTAIRS SHOWER ROOM

Opaque double glazed window to front, fitted shower cubicle, pedestal hand wash basin, low level WC, tiled walls.

## STUDY/OFFICE

7'10" x 6'8" (2.39m" x 2.03m")

Double glazed window, radiator.

## LOUNGE

13'1" x 10'8" (3.99m" x 3.25m")

Double glazed window to front, fireplace with back boiler, tiled hearth, three wall light points, radiator, opening to:

## DINING ROOM

10'10" x 9'5" (3.30m" x 2.87m")

Double glazed patio sliding door to garden, radiator, wall mounted thermostat.

## KITCHEN/BREAKFAST ROOM

15'4" x 10'9" (4.67m" x 3.28m")

Double glazed windows to garden, stainless steel single drainer sink unit with mixer tap, work top surfaces, wall mounted cupboards and base units with cupboards and drawers, integrated dishwasher, fridge and freezer, built in gas hob with stainless steel extractor hood, stainless steel double oven, stainless plumbing for a washing machine, designer vertical radiator, two strip lights, vinyl tiled effect flooring, large built in cupboard.

## STAIRS & LANDING

Access to loft with drop down ladder.





**BEDROOM ONE** 13'3" x 10'3" (4.04m" x 3.12m")  
Double glazed window to front, radiator, range of fitted wardrobes, built in airing cupboard housing lagged hpt water tank.

**BEDROOM TWO** 14'7" x 9'9" (4.45m" x 2.97m")  
Two double glazed windows to front, radiator, built in double wardrobes.

**BEDROOM THREE** 12' x 7'10" (3.66m x 2.39m")  
Double glazed window to side, radiator, loft access.

**BEDROOM FOUR** 10'1" x 7'8" (3.07m" x 2.34m")  
Double glazed window to rear, built in double wardrobes, radiator.

**BATHROOM**  
Opaque double glazed window to rear, fitted jacuzzi spa bath with mixer tap and attachment, low level WC, pedestal hand wash basin, heated towel rail, fully tiled walls.

**OUTSIDE**  
Front : Covered Porch, path and steps up to front door, bin store, lawn with flower and shrub borders. gated access to rear garden. Parking for two cars in front of garage.

Rear: Paved patio area, steps up to lawn, gated access to rear, raised beds with flowers, shrubs and plants, close board fencing, two brick built outbuildings with power and light, pond with water feature.

**GARAGE**  
Semi- detached garage with metal up and over door, power and light.

## 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.









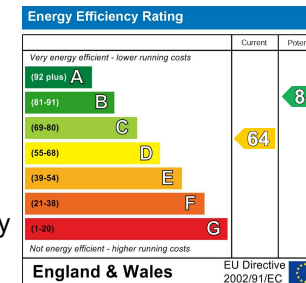
## Floor Plans



## 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.