



## 21 Bury Lane Codicote, SG4 8XX

very desirable detached 3 bedroom family home, which benefits greatly from a ground floor extension to the front of the house and a modern fitted kitchen and a tastefully bathroom, both were refitted in 2022. The property also has an integral garage and further off street parking on the drive.

**Guide price £575,000**

# 21 Bury Lane

Codicote, SG4 8XX



- A well cared for detached modern family home
- Spacious living room and separate dining room
- Attractive refitted kitchen with integrated gas hob, oven and microwave. Separate utility room
- 3 bedrooms and beautiful family bathroom on the first floor and modern shower room on the ground floor
- Garage and off street parking (3 cars)
- Front garden to side of the drive and rear garden
- Codicote church of England primary school (Ofsted rated OUTSTANDING)
- Codicote has a warm and welcoming community, village pubs, restaurants and great village stores.
- Knebworth station (3.3 miles), Welwyn North Digsell station (3.4 miles), W.G City TC (4.7 miles)

## GROUND FLOOR

### Entrance Hall

### Cloak/Shower Room

### Living Room

19'2 max x 17'9 (5.84m max x 5.41m)

### Dining Room

12'7 x 9'11 (3.84m x 3.02m)

### Kitchen

12'7 x 7'6 (3.84m x 2.29m)

### Utility Room

8'7 x 7'6 (2.62m x 2.29m)

## FIRST FLOOR

### Landing

## Bedroom One

13'4 x 10'7 max (4.06m x 3.23m max)

## Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

## Bedroom Three

9' x 7'10 (2.74m x 2.39m)

## Bathroom

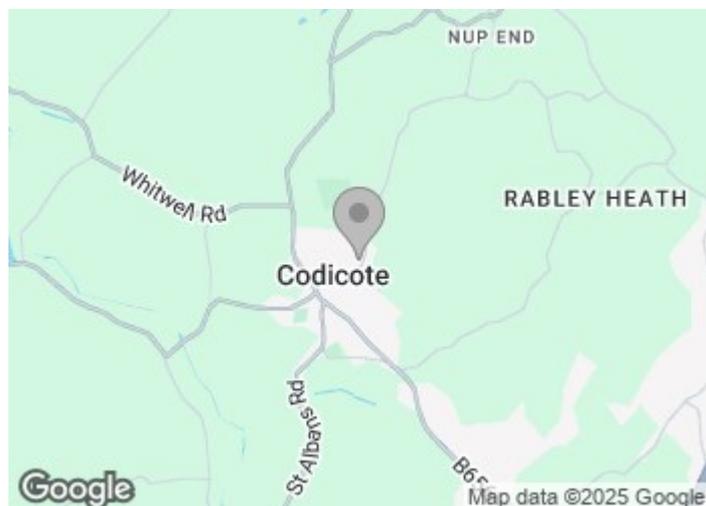
## EXTERIOR

### Garage

18'3 x 7'6 (5.56m x 2.29m)

### Drive Parking

### Rear Garden



[Directions](#)



