



## 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 Digswell 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

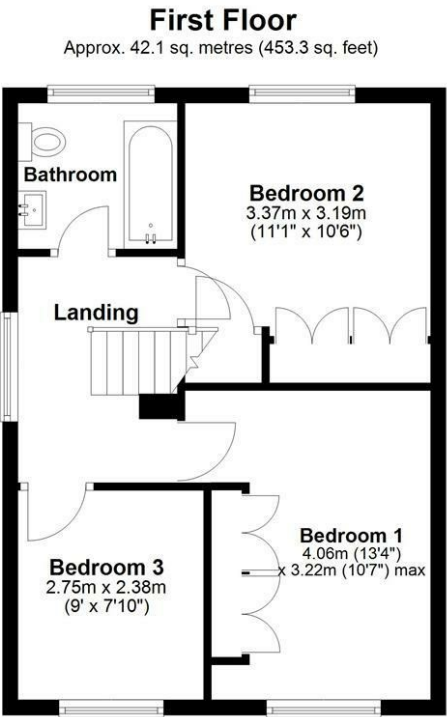
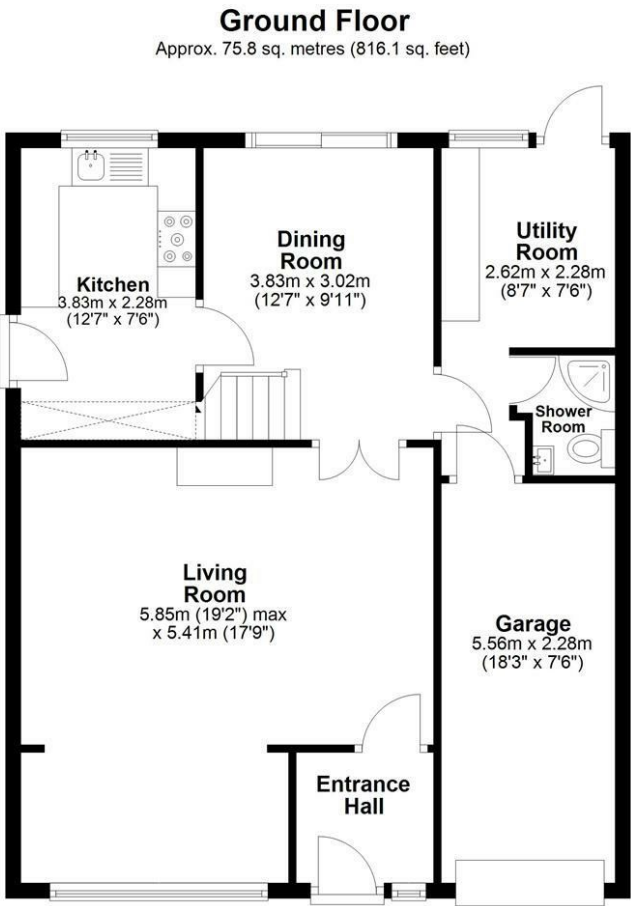


#### Directions





Floor Plan



Total area: approx. 117.9 sq. metres (1269.3 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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