



**Connells**

Old School Close  
Codicote Hitchin



## Property Description

Positioned within a charming and quiet street in the heart of Codicote, this well presented three bedroom end of terrace property provides comfortable and well balanced living in a highly desirable village setting.

The ground floor offers a welcoming living space, with a door opening directly onto the rear garden, allowing natural light to flow through and creating a lovely connection between the home and the outdoor space. The home offers a beautifully refitted kitchen. This layout works beautifully for everyday living as well as entertaining.

Upstairs, there are two generous double bedrooms along with a further bedroom that offers flexibility for a child's room, guest room or home office. These are served by a family bathroom, completing the accommodation.

Outside, the rear garden is well maintained and provides a private space to relax and enjoy. To the front, the property benefits from a garden area along with parking beside the garage en bloc which offers valuable additional storage or secure parking.

Located within easy reach of local amenities, well regarded schools, countryside walks and transport links, this home perfectly combines village charm with everyday practicality.

## Living Room

23' 5" max x 10' 1" max ( 7.14m max x 3.07m max )

## Kitchen

10' 8" x 6' 8" ( 3.25m x 2.03m )

## Bathroom

6' x 5' 7" ( 1.83m x 1.70m )

## Bedroom 1

12' 6" x 8' 6" ( 3.81m x 2.59m )

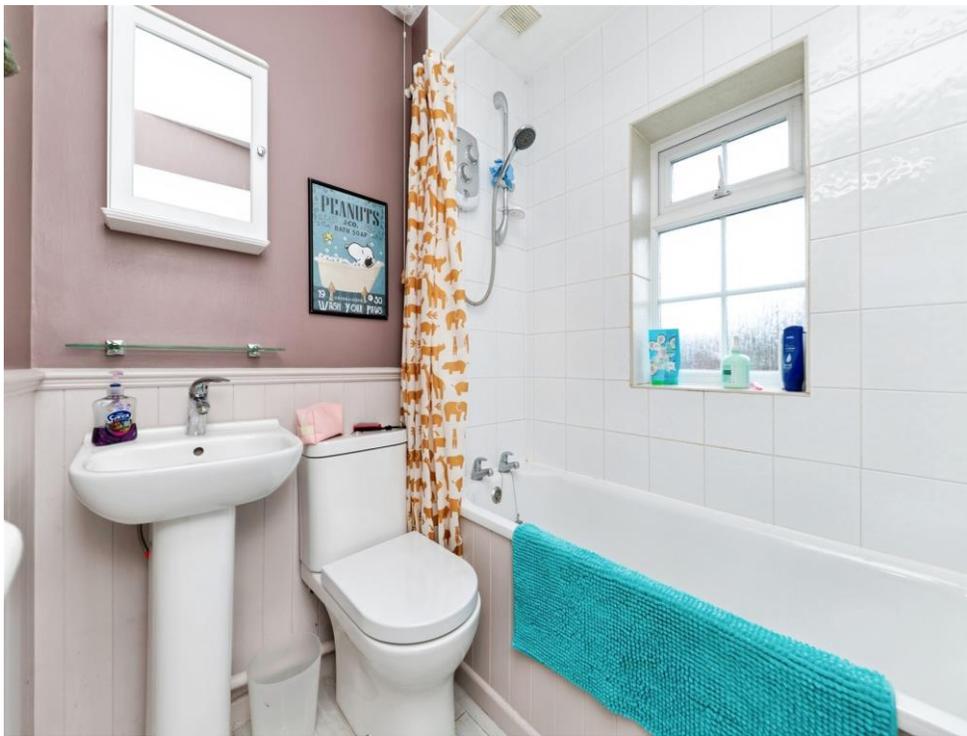
## Bedroom 2

10' 10" x 8' 5" ( 3.30m x 2.57m )

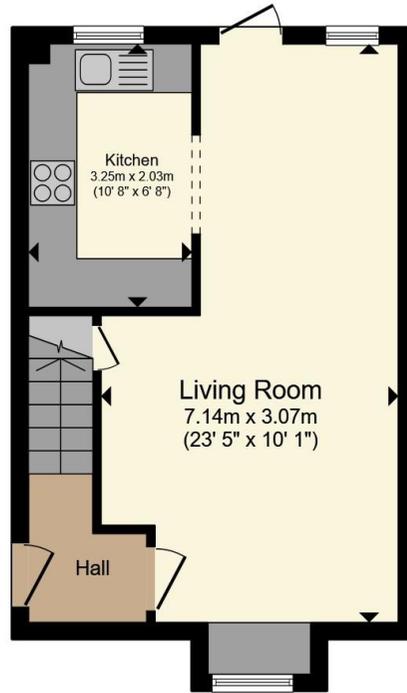
## Bedroom 3

9' 7" x 6' 2" ( 2.92m x 1.88m )

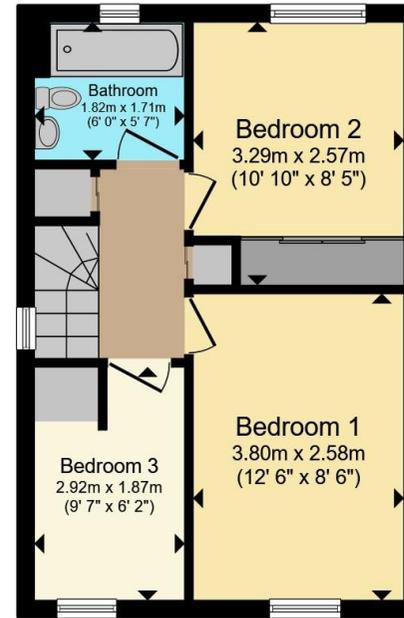








**Ground Floor**



**First Floor**

Total floor area 66.4 m<sup>2</sup> (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01707 322 903**

**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307550](http://connells.co.uk/Property/WWY307550)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY307550 - 0010