



Connells

The Birches
Codicote Hitchin

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Codicote Hitchin SG4 8UL

for sale offers in excess of
£450,000



Property Description

This beautifully presented four-bedroom family home occupies a peaceful position within a sought-after private cul-de-sac, offering a superb balance of countryside tranquillity and convenient access to nearby amenities, schools, and transport connections.

Upon entering, you are welcomed by a bright hallway with a convenient cloakroom/WC. This leads into an impressive L-shaped living room, enhanced by full-height windows that allow an abundance of natural light, with double doors opening through to the kitchen/dining room.

The contemporary Wren kitchen is finished to a high standard, featuring wood worktops, glass splashbacks, and a mix of integrated and freestanding appliances. The dining area offers an excellent space for entertaining, with sliding doors opening directly onto the patio.

To the first floor, the generous landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from fitted double wardrobes and far-reaching

views across open countryside. A further spacious double bedroom is positioned to the front, while two additional bedrooms offer flexibility for family living, guest accommodation, or home office use. The family bathroom comprises a bath with overhead shower, wash basin, and WC.

Externally, the rear garden is a particular highlight, featuring a generous lawn and a substantial decked entertaining area, perfectly positioned to take full advantage of uninterrupted countryside views.

Kitchen/ Dining Room

19' 2" x 11' 11" (5.84m x 3.63m)

Lounge

13' 1" x 9' 11" (3.99m x 3.02m)

Bedroom 1

12' 11" x 11' 1" (3.94m x 3.38m)

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom 3

7' 6" x 7' 3" (2.29m x 2.21m)

Bedroom 4

11' 1" x 6' 2" (3.38m x 1.88m)

Bathroom

9' 6" x 6' 3" (2.90m x 1.91m)

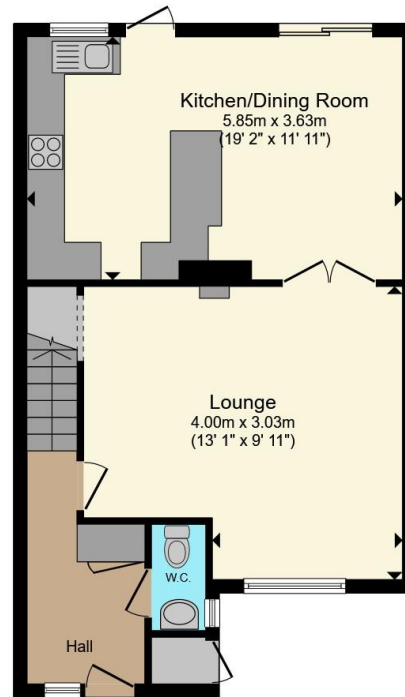
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

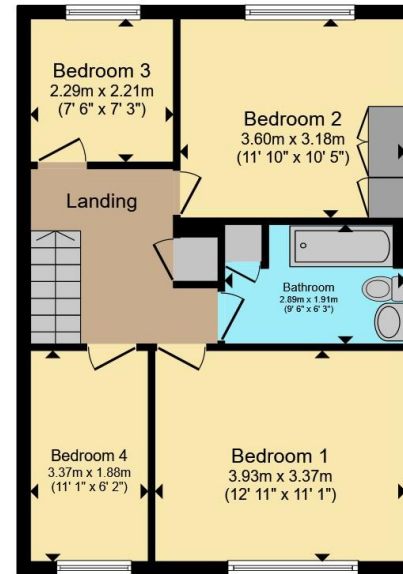








Ground Floor



First Floor

Total floor area 108.3 m² (1,166 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

Connells

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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