



Connells

Valley Road  
Codicote Hitchin



### Property Description

Connells are delighted to market this two bedroom EXTENDED end of terrace family home which boasts of a modern refitted kitchen, TWO double bedrooms, LARGE family/dining area, conservatory and allocated parking. Situated in the popular village of Codicote, which has local shops, pubs, and restaurants, together with highly regarded primary schooling.

VIEWINGS HIGHLY RECOMMENDED



## Entrance Hall

2 Storage cupboards

## Lounge

16' 2" x 12' 11" ( 4.93m x 3.94m )

TV and telephone point, patio doors leading into conservatory, radiator.

## Kitchen

7' 5" x 6' 11" ( 2.26m x 2.11m )

Double glazed window to the front, electric oven and hob, stainless sink and drainer, cupboards at high and low levels. Integrated appliances.

## Conservatory

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double glazed window and patio doors to rear.

## Landing

## Bedroom 1

12' 11" x 11' 5" ( 3.94m x 3.48m )

Double glazed window to the rear, TV point.

## Bedroom 2

11' 8" x 6' 8" ( 3.56m x 2.03m )

Double glazed window to the front, radiator.

## Bathroom

Double glazed window to the front, bath tub with integrated shower, low level w/c, wash hand basin.

## External

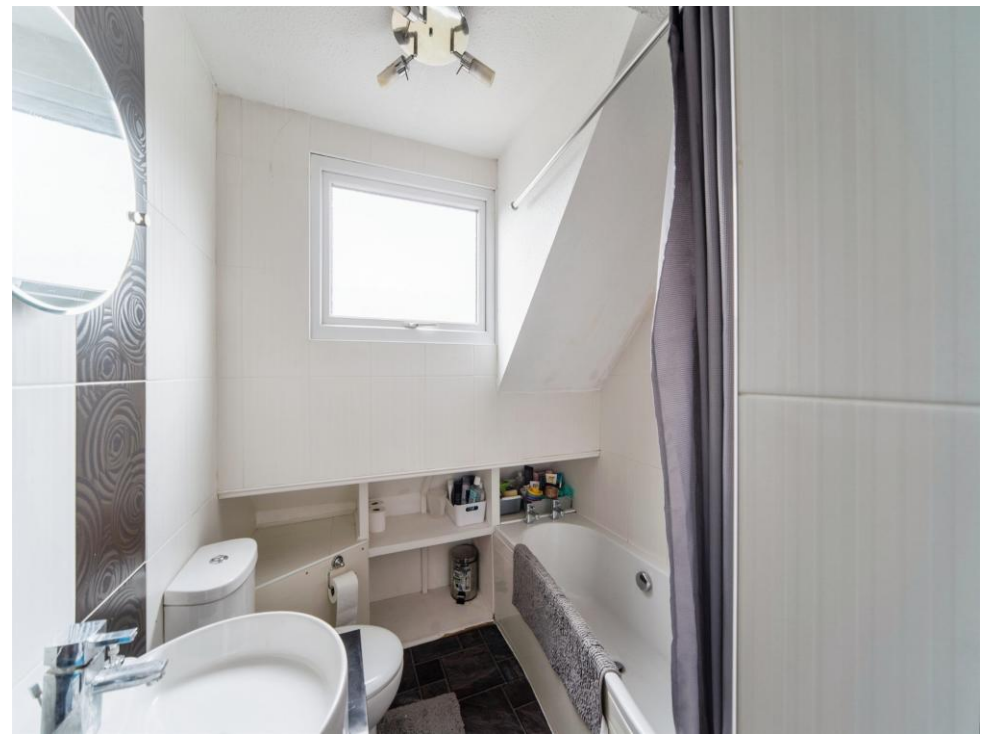
### Front Garden

mostly laid to lawn with pathway to the house.

### Rear Garden

laid to lawn with side access









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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