Strictly Private and Confidential

202 | High Street | Codicote | SG4 8UB

Summary:
Bryan Bishop and Partners are delighted to bring to the market this exceptional three bedroom, two bathroom semi-detached family home enjoying an unparalleled location in the very centre of the thriving and vibrant village of Codicote. With generous and beautifully specified accommodation arranged over three floors, this is a real Tardis of a house, with a talented architect designing the interior which retains and celebrates some lovely original features that combine sympathetically with the modern fit and finish whilst fully maximising the ample space on offer. This fabulous family home represents an incredibly rare opportunity to acquire a well appointed property in a great location that also benefits from a double garage with direct access into the rear garden with private off-street parking for multiple cars on the driveway.

Accommodation:
The pretty front door is inset with a decorative leaded light window and opens directly into the spacious living room. This is a wonderfully light, bright room, with a large front facing window sporting a stylish adjustable internal shutter. Being completely square makes it all very usable space, easily able to accept multiple pieces of lounge furniture, with a well blended combination of traditional and modern that includes picture rails and dado rails as well as a fabulous exposed brick open fireplace with a cast iron grate and a decorative hood set beneath a contemporary wooden mantel.

Adjoining the living room to the rear is the dining room, a large room occupying the centre of the house, which has been creatively connected open plan through to the kitchen but which very much retains a separate identity and atmosphere. Again the picture rails and dado rails keep a strong link to the history of the house which is further boosted by an absolutely gorgeous Victorian cast iron range set on a tiled hearth within an ornately framed fireplace on the inside wall. This is a wonderful room, kept abundantly lit throughout the day by a side facing window as well as multiple windows and glazed double doors in the kitchen/breakfast room, with more than ample floor area to accept a substantial dining table and chairs whilst still leaving a nice free flow into, around and through the room. Set against the front wall is a finely crafted open staircase, with intricately turned banister spindles and newel posts, and alongside the chimney breast a really nice pair of built-in high/low cupboards.

6a High Street, Welwyn, AL6 9EG
info@bryanbishop.co.uk
01438 718877



Bryan Bishop
and partners

High Street

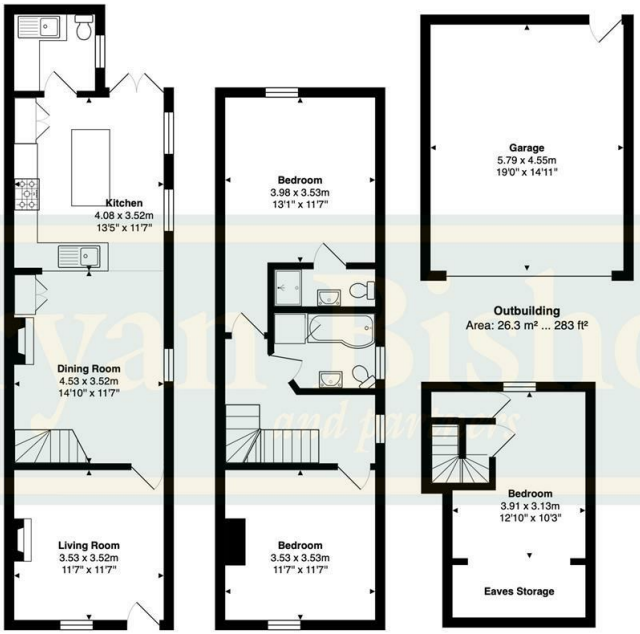
Codicote, SG4 8UB





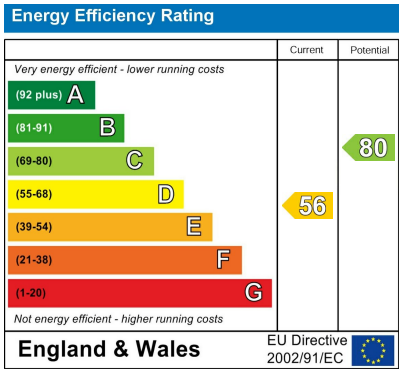



'CONSUL'


Kitchen
4.08 x 3.52m
13'5" x 11'7"
Dining Room
4.53 x 3.52m
14'10" x 11'7"
Living Room
3.53 x 3.52m
11'7" x 11'7"
Bedroom
3.98 x 3.53m
13'1" x 11'7"
Bedroom
3.53 x 3.53m
11'7" x 11'7"
Garage
5.79 x 4.55m
19'0" x 14'11"
Outbuilding
Area: 26.3 m² ... 283 ft²
Bedroom
3.91 x 3.13m
12'10" x 10'3"
Eaves Storage
Ground Floor
Area: 47.0 m² ... 506 ft²
First Floor
Area: 43.4 m² ... 468 ft²
Second Floor
Area: 17.7 m² ... 190 ft²
Total Area: 134.5 m² ... 1448 ft²






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
80
England & Wales
EU Directive 2002/91/EC





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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on