



Connells

The Birches
Codicote Hitchin



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)

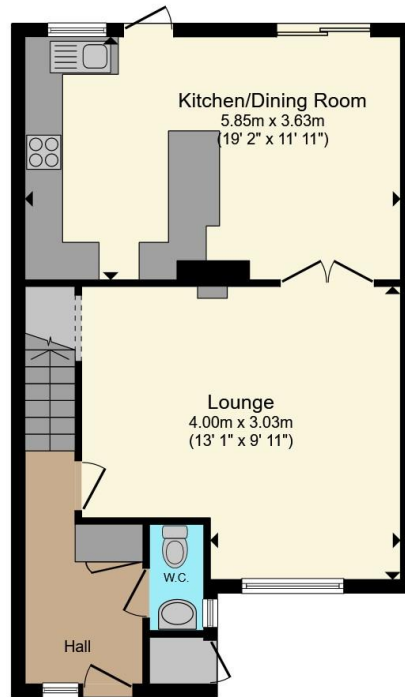
Bathroom

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

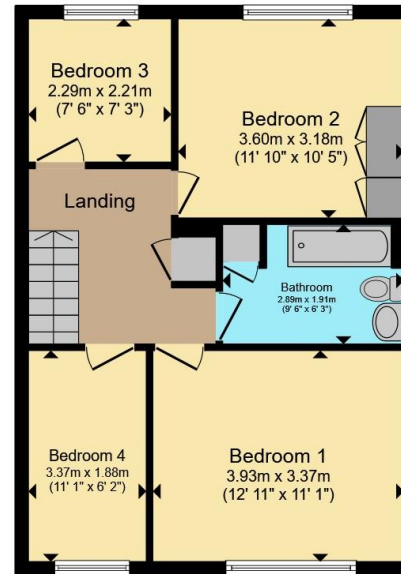








Ground Floor



First Floor

Total floor area 108.3 m² (1,166 sq.ft.) approx

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Band: E

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