



Bryan Bishop
and partners

Codicote Road
Welwyn, AL6 9TY

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this wonderful four bedroom, four bathroom family home ideally positioned between the villages of Welwyn and Codicote. This fabulous house offers spacious and flexible accommodation which includes a downstairs bedroom with an en suite shower room, as well as a stunning kitchen/dining room opening through full width folding doors onto the huge rear garden, within which is a large workshop, a really useful garden WC and a lovely detached garden room. The carriage driveway provides abundant off-street parking, which is further enhanced by an additional substantial parking area to the rear of the property, ideally situated in front of the double garage.


Accommodation:

An attractive entrance to the house with stone mullions to the windows and door frame, welcomes you into an entrance lobby that leads on into a generous central hallway that enjoys plenty of natural daylight through the large side facing window, along with multiple storage cupboards. From the hallway doors lead into the ground floor bedroom, a nice reception room/lounge, the office/study and a well placed guest cloakroom. To the rear of the entrance hall double doors open into the substantial living room beyond.



**Approximate Gross Internal Area 2802 sq ft - 260 sq m
(Excluding Garage & Outbuilding)**
Ground Floor Area 1628 sq ft – 151 sq m
First Floor Area 1174 sq ft – 109 sq m
Garage Area 520 sq ft – 48 sq m
Outbuilding Area 209 sq ft – 19 sq m



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		70	74
<p>England & Wales</p>		EU Directive 2002/91/EC	





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