



Bryan Bishop
and partners

Codicote Road
Welwyn, AL6 9TT

Guide price £695,000



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Summary

Bryan Bishop and Partners are delighted to bring to market this bungalow. In its current state this bungalow is suitable for someone looking to keep the layout as is and just carry out internal renovations. Upon entering the property there is a lengthy corridor that leads into some of the bedrooms on the left, and a spacious lounge on the right. At the end of the corridor on the left are the doors to two further good sized bedrooms, as well as the family bathroom. The kitchen is at the rear of the property and leads into a large conservatory. The conservatory is also accessible from the master bedroom that has its own dressing room and en-suite.

However given the fantastic size of the plot and desirable location, subject to the usual planning permissions being granted, there is great potential for improvement and extension.

There is also a large detached double garage.

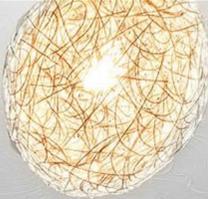
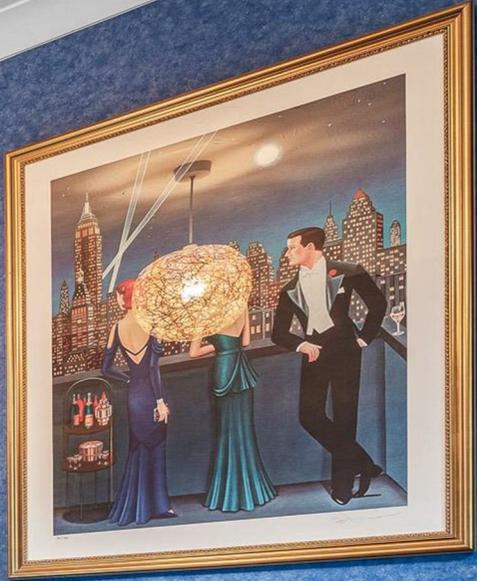
This lovely home in an idyllic location offers an array of possibilities, and simultaneously provides great amenities from both Codicote Village and Welwyn Village just a short drive away. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a mere 10-minute drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 20-minute radius, this property provides an ideal semi-rural setting with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, local shops.





- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast
- Conservatory
- Bedroom One
- Dressing Room
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- EXTERIOR
- Rear Garden
- Driveway
- Detached Double Garage









Total area: approx. 180.6 sq. metres (1943.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

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			
England & Wales		EU Directive 2002/91/EC	

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