

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Garage/Drive

 EPC Band C

Freehold

Council Tax Band:  
D £2,476.90 (2026-2027)

Local Authority:  
North Hertfordshire District Council



Well-presented 3-bed semi-detached home in desirable village; driveway, garage, maintained garden, and access to amenities and countryside.

### Description

Situated within a desirable village location, in a peaceful cul-de-sac, this well-presented three-bedroom semi-detached family home is ideally positioned for a range of local amenities, including well-regarded schools, a convenient high street with shops and services, and open countryside on the doorstep. The accommodation begins with an inviting entrance hall leading into a bright and comfortable living room, which flows through to a separate dining area overlooking the rear garden. The fitted kitchen completes the ground floor. Upstairs, there are three bedrooms served by a modern family bathroom, offering flexible accommodation for families, with the third bedroom suitable as a home office or guest room. Externally, the property features a long driveway providing off-road parking, leading to a garage offering additional storage or potential workshop space. The well-maintained rear garden is predominantly laid to lawn, providing a private outdoor space for relaxation and recreation. Potential to extend, subject to planning permissions.

### Location

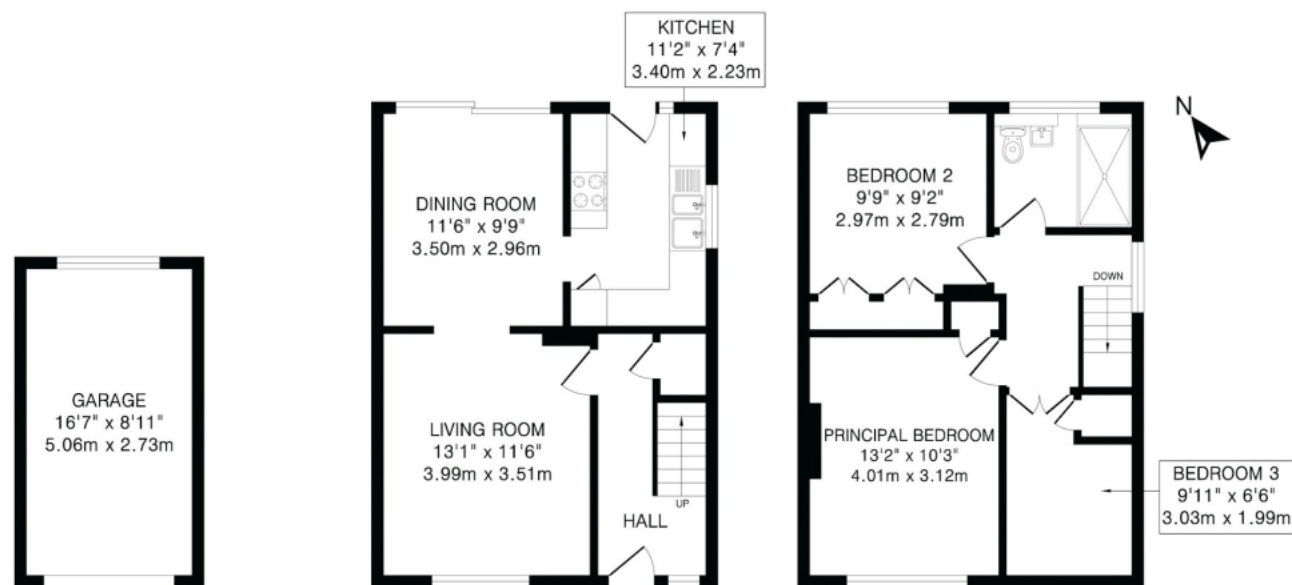
The historic village of Codicote is just over half a mile away and offers a range of everyday amenities, including a pharmacy, post office, newsagent, excellent village store and a selection of welcoming pubs and eateries.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Garage  
149 sq.ft.(13.8 sq.m)approx.

Ground Floor  
436 sq.ft.(40.5 sq.m)approx.

First Floor  
436 sq.ft.(40.5 sq.m)approx.

TOTAL FLOOR AREA: 1021 sq.ft.(94.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.