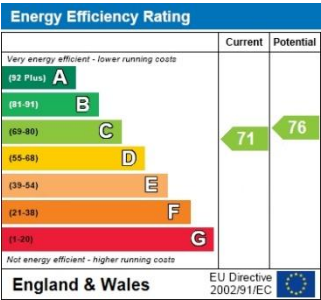


Approximate Gross Internal Area 1353 sq ft - 126 sq m  
(Excluding Outbuilding)

Ground Floor Area 617 sq ft – 57 sq m  
First Floor Area 418 sq ft – 39 sq m  
Second Floor Area 318 sq ft – 30 sq m  
Outbuilding Area 76 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

High Street, Codicote, Herts, SG4 Freehold  
Guide Price £600,000



Immaculate 4 bedroom end terrace in Codicote! Boasting a stunning loft master bedroom suite, showhome style kitchen/diner with bi-folds, EV charger and landscaped garden. Village charm meets modern luxury perfect for families, commuters & stylish living. Don't miss this one!

- Showhome Condition Throughout – Simply move in and enjoy
- Private Driveway & EV Charger – Eco-conscious and convenient
- Cosy Log-Burning Fireplace – Perfect for winter evenings.
- Stunning Open-Plan Kitchen/Diner – With bi-fold doors to garden.
- Top Floor Master Suite – Juliet balcony with countryside views.
- Utility Room & Cloakroom – Everyday convenience.
- Beautifully Landscaped Garden – With powered workshop/shed.
- Fully Integrated Appliances – Quality Bosch and Samsung fittings.
- Prime Village Location – Moments from Codicote High Street.







## Entrance Lobby:

Welcoming lobby with laminate wood-style flooring and stairs to the upper level.

## Lounge:

Bright and cosy with front-facing double-glazed window and fitted shutters. Features a log-burning fireplace, storage cupboard, coving to ceiling, and laminate flooring. Opens to:

## Kitchen/Diner:

A real showstopper! Open-plan kitchen/diner with bi-fold doors to the garden, skylight, inset lighting, and a beautiful breakfast island with granite-style top and integrated sink. Includes 2 Bosch ovens, Samsung dishwasher, integrated fridge/freezer, and stylish hob with extractor.

## Utility Room/Cloakroom:

Practical space with WC, wash basin, plumbing for washing machine and space for a tumble dryer.

## First Floor Landing:

Coving to ceiling, radiator, cupboard housing combi boiler, and staircase to the top floor.

## Bedroom Two:

Double room with front-facing window, fitted shutters, coving, and radiator.

## Bedroom Three & Four:

Both rear-facing with blackout blinds, coving, and radiators — ideal as children`s rooms, guest rooms, or a home office.

## Family Bathroom:

Modern and stylish with tiled walls and flooring, panel-enclosed bath with Aqualisa shower and digital dial, vanity unit, towel rail, extractor fan, and front-facing opaque window.

## Top Floor Master Suite:

Elegant master bedroom with Juliet balcony and countryside views, skylights with fitted blinds, bespoke wardrobes and storage, and radiator.

## En-Suite:

Modern walk-in shower with Aqualisa digital system, WC, vanity basin, tiled finish, spotlights, and extractor fan.

## Rear Garden:

Low-maintenance and beautifully landscaped, approx. 35ft, with artificial lawn, patio, raised beds, outside lighting and tap, and shed/workshop with full power and lighting.

## Parking:

Private driveway with off-street parking for two vehicles and EV charging point.

## Further Details

The property is Freehold  
Council Tax Band - Band E

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.