

Approximate Gross Internal Area 3718 sq ft - 345 sq m

(Excluding Garage & Outbuilding)

Basement Area 274 sq ft - 25 sq m

Ground Floor Area 1596 sq ft - 148 sq m

First Floor Area 1168 sq ft - 109 sq m

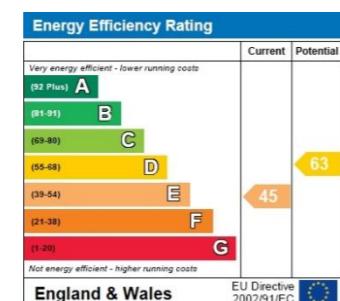
Second Floor Area 680 sq ft - 63 sq m

Garage Area 684 sq ft - 64 sq m

Outbuilding Area 857 sq ft - 80 sq m



PINK PLAN
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.

Codicote Road, Welwyn Freehold Price £1,400,000



An impressive gated detached residence offering exceptional space and lifestyle appeal. Featuring five en-suite bedrooms, expansive open plan living, home office, gym out building and covered outdoor kitchen. Set within beautifully landscaped grounds with EV charging and generous parking.

- Gated detached home on a generous landscaped plot
- Five bedrooms, all with en-suite bathrooms
- Impressive open plan living and dining space
- High specification main kitchen plus additional kitchenette
- Dedicated home office and multiple reception areas
- Detached garage/workshop with electric door
- Fully equipped gym within detached out building
- Basement utility and extensive storage areas
- Covered outdoor kitchen and entertaining space
- Sweeping driveway with EV charging



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219

Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>

Offices in Potters Bar, Hatfield, St Albans, Overseas offices in Gibraltar and Costa Del Sol, Spain



Entrance & Hallway

Secure electric gates open onto a sweeping driveway leading to the main entrance. A welcoming hallway provides access to the principal reception rooms and staircase to upper and lower floors.

Open plan living area

A generous and versatile living space ideal for family life and entertaining, with excellent natural light and direct access to the garden.

Formal reception room

A separate lounge offering a quieter retreat, perfect for evenings or hosting guests.

Kitchen

High specification fitted kitchen with integrated appliances, ample storage and work top space. Designed for both practicality and social living.

Home office

A dedicated workspace ideal for remote working, study or a hobby room.

Ground floor bedroom suite

Spacious double bedroom with walk in wardrobe and luxury en-suite bathroom, ideal for guests or multi-generational living.

Principal bedroom suite

An impressive main bedroom featuring a private kitchenette, dressing area and en-suite bathroom, providing a high quality feel.

Additional Bedrooms

Further well sized bedrooms, all benefiting from their own en-suite facilities, offering excellent privacy and comfort.

Basement

Useful utility area and extensive storage space, ideal for household needs.

Detached garage & workshop

Large detached garage with work area, power and electric door – suitable for vehicles, storage or a workshop setup.

Outbuildings

Includes a fully equipped gym and additional versatile spaces suitable for storage, hobbies or further home working.

Outdoor Kitchen & Entertaining Area

Covered patio area with fitted outdoor kitchen, perfect for hosting and alfresco dining throughout the year.

Gardens

Beautifully landscaped gardens with raised lawns, planted borders and multiple seating areas.

Driveway & Parking

Sweeping private driveway with ample parking, carport and EV charging point.

Further Details

The property is Freehold
Council Tax Band - Band G

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.