

# Alexander Bond & Company

Estate Agents | Property Management



Mayflower Close, Codicote, Hertfordshire, SG4 8SW

Guide Price £350,000





# Mayflower Close

Codicote, SG4 8SW

- Attractive Two-bedroom End-of-Terrace House
- Two generously sized bedrooms
- Conservatory
- Double Glazed Throughout
- Within easy reach of Codicote High Street, shops and countryside walks
- Well-arranged Kitchen with Integrated Appliances
- Spacious Lounge
- Enclosed Low Maintenance Private Garden
- Peaceful Cul-De-Sac
- Chain Free

We are pleased to bring to the market this stunning two bedroom end of terraced house in a peaceful Cul-De-Sac in Codicote.

Move-in ready and chain free, the property boasts a sleek modern kitchen fitted with contemporary units and integrated appliances, alongside a stylish modern bathroom. The spacious accommodation includes two good-sized double bedrooms, a bright living area, and a delightful conservatory extending from the lounge provides additional living space, complemented by a well-maintained, low-maintenance garden. With its pretty exterior and thoughtful updates throughout, this turnkey gem is a must-view opportunity for first-time buyers, downsizers, or those seeking a hassle-free lifestyle in a convenient location close to local amenities.



## Entrance Lobby

Laminate effect wood flooring,, radiator, consumer unit.

## Kitchen

Double glazed window to front, laminate worktops, part tiles walls, wood effect flooring, integrated fridge/freezer, dishwasher, and washing machine. Electric oven and hob, extractor fan, sink with stainless steel mixer tap and drainer, high gloss white wall and base units, fitted blinds.

## Lounge

Wood effect laminate flooring, built in understairs storage cupboard, radiator, double glazed window to conservatory, French doors to conservatory.

## Conservatory

The UPVC conservatory benefits from rear double glazed windows and frosted side double glazed windows for privacy, French doors opening onto the rear garden, wood-effect laminate flooring, and both windows and French doors connecting to the lounge.





### **Landing**

Loft hatch with ladder, boarded and insulated. Airing cupboard housing stainless steel cylinder.

### **Bathroom**

Double-glazed opaque rear window, fully tiled bathroom featuring a three-piece white suite comprising a low-level WC with push flush, wash basin with stainless steel mixer tap, L-shaped bath with overhead shower and mixer controls, extractor fan, heated towel rail, and inset spotlights.

### **Bedroom One**

Double glazed window to front, radiator

### **Bedroom Two**

Double glazed window to rear

### **Outside**

Front - Allocated Parking to the front.

Rear - Offering a private fully enclosed garden with side access, artificial grass lawn, generous wooden decked patio area, timber panel fencing.

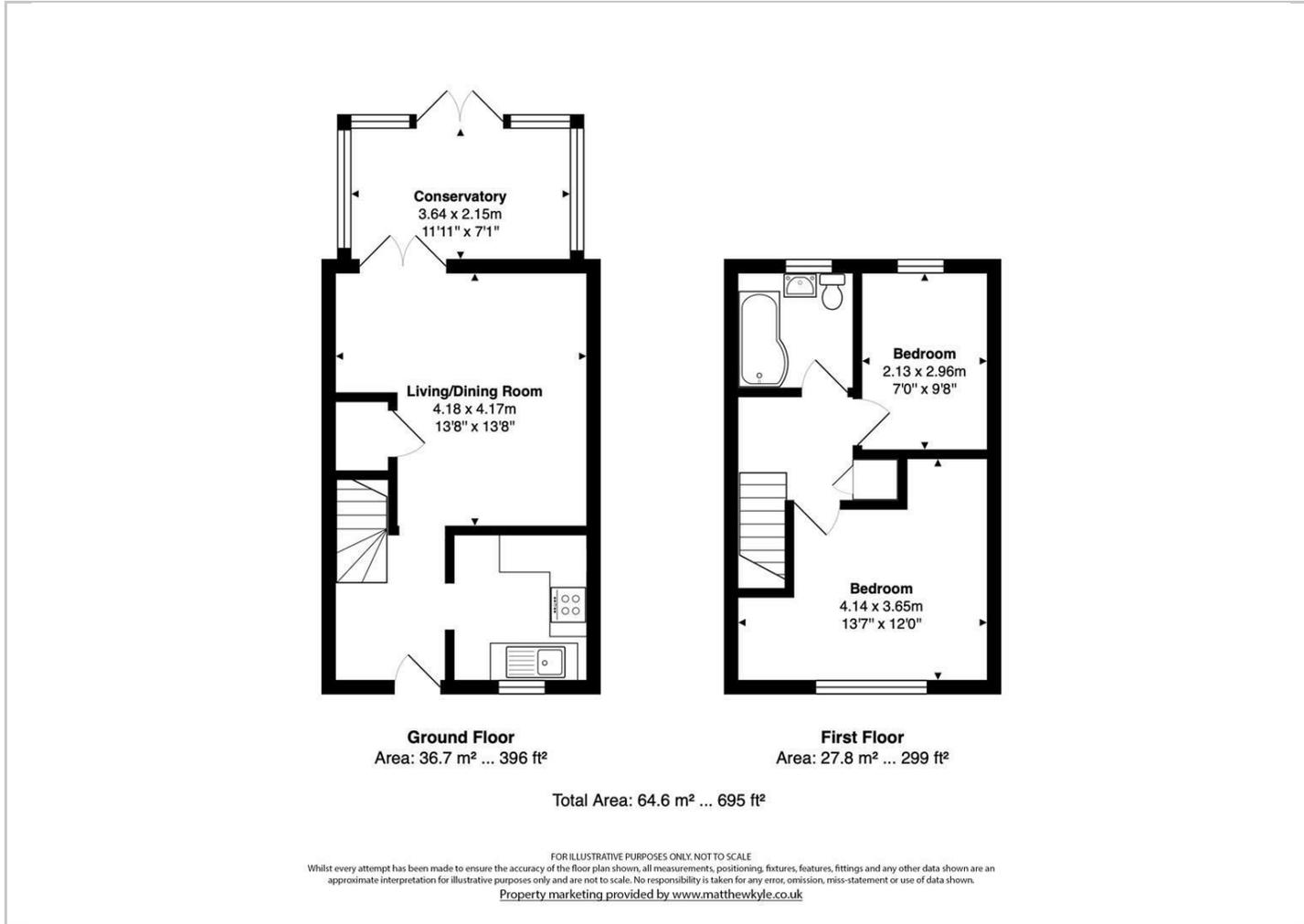
### **Directions**

Codicote is a picturesque village with excellent amenities, including local shops, pubs, a primary school, and easy access to Hitchin town center for broader shopping and leisure options. Commuters will appreciate the proximity to major roads like the A1(M) and train stations in nearby Knebworth / Welwyn, providing quick links to London.





## Floor Plans



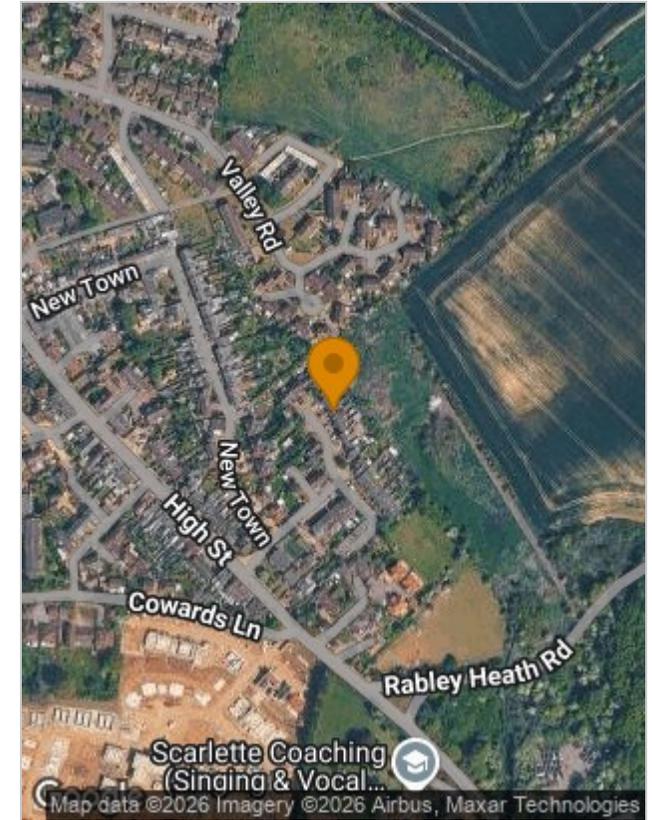
## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

