



14 St. Albans Road Codicote, SG4 8UT

A very appealing character cottage with a huge amount of charm, set in a convenient central position, just a very short walk to the High Street amenities. This grade II listed cottage also features an unexpectedly well proportioned rear garden and a detached habitable garden room with en suite shower room. This offers multiple possibilities as a guest bedroom, home office or art studio.

Guide price £450,000

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- Grade II listed period cottage, which is located close to the High Street
- Two comfortably proportioned bedrooms
- Detached garden room with en-suite shower room
- Cosy sitting room with log burning stove
- Bathroom fitted with both a bath and separate shower enclosure
- Gas fired central heating
- Attractively fitted kitchen/dining room with oak work surfaces and built-in double electric ovens, gas hob and extractor hood
- Pretty front garden and surprisingly spacious rear garden
- The friendly community of Codicote has a good selection of village shops, excellent junior mixed school and is surrounded by beautiful Hertfordshire countryside.

GROUND FLOOR

Sitting Room

13'1 x 10'10 (3.99m x 3.30m)

Kitchen/Dining Room

13' x 11'7 (3.96m x 3.53m)

Entrance Lobby (rear)

EXTERNALLY

Garden Room with Shower Room

8'6 x 8'1 (2.59m x 2.46m)

Front Garden

Rear Garden

FIRST FLOOR

Landing

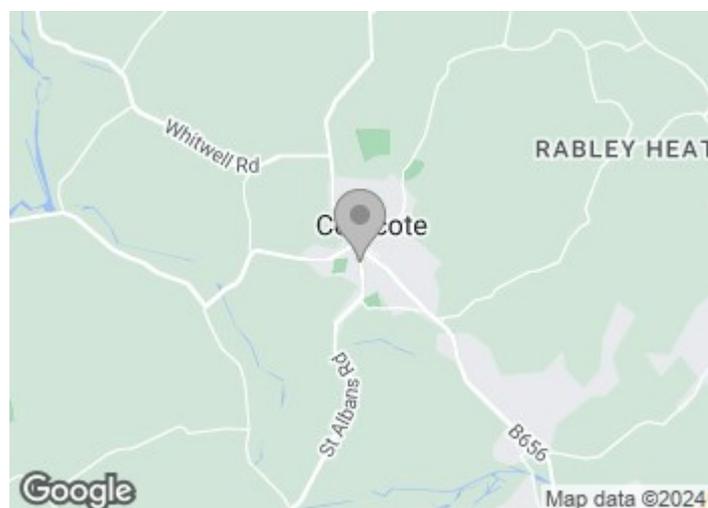
Bedroom one

13'11 x 11'1 (4.24m x 3.38m)

Bedroom Two

14'4 max x 7'10 (4.37m max x 2.39m)

Bathroom

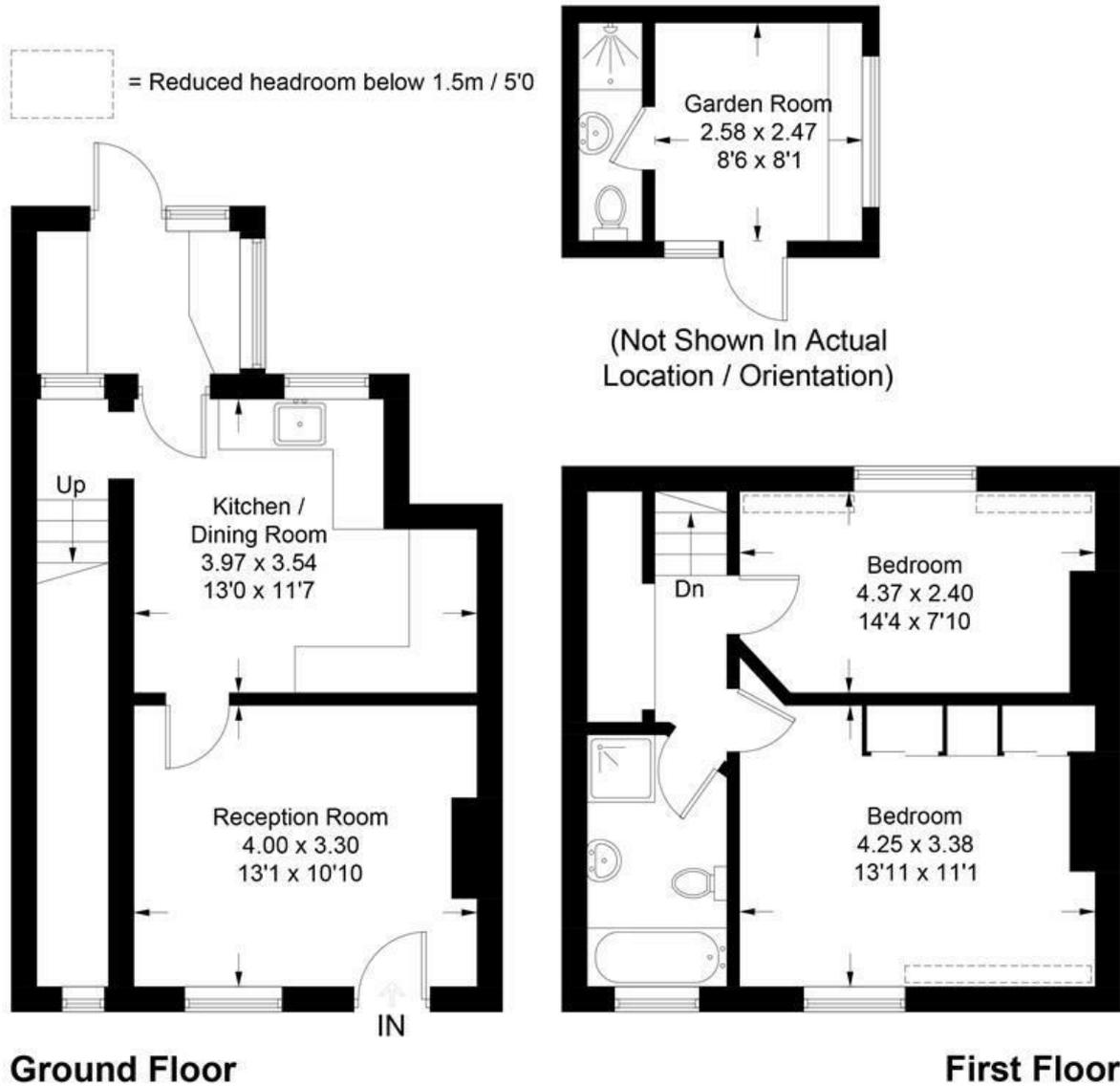


[Directions](#)



St. Albans Road

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 1.2 sq m / 13 sq ft
Outbuilding = 8.7 sq m / 94 sq ft
Total = 83.8 sq m / 902 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1034967)

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