

Connells

Goldcrest Avenue
Codicote HITCHIN

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Codicote HITCHIN SG4 8YZ

for sale guide price
£750,000







Property Description

Occupying an enviable position on the edge of the highly sought-after village of Codicote, this exceptional four double bedroom detached family home forms part of a prestigious modern development surrounded by attractive green spaces and a children's play area. Beautifully presented throughout, the property offers spacious, versatile accommodation ideal for modern family living.

A welcoming entrance hall provides access to all principal ground floor rooms. The impressive dual-aspect kitchen is fitted with contemporary units, quality work surfaces and integrated appliances, while the adjoining dining room benefits from French doors opening onto the rear garden. The generous living room offers an excellent space for relaxing and entertaining, with further glazed doors creating a seamless connection to the outdoors. A separate study provides flexibility as a home office, playroom or family room, complemented by a guest cloakroom and useful storage.

The first floor features four well-proportioned double bedrooms and a family bathroom. The principal suite benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom also enjoys en-suite facilities.

Externally, the property continues to impress with a front garden, substantial block-paved driveway providing ample parking, and a private rear garden featuring a generous patio and lawn.

Agents Note

This property has an Estate Management Charge of £340 a year.

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







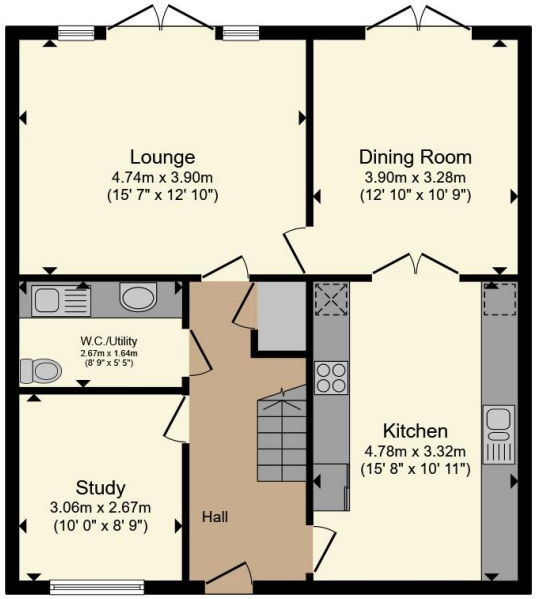




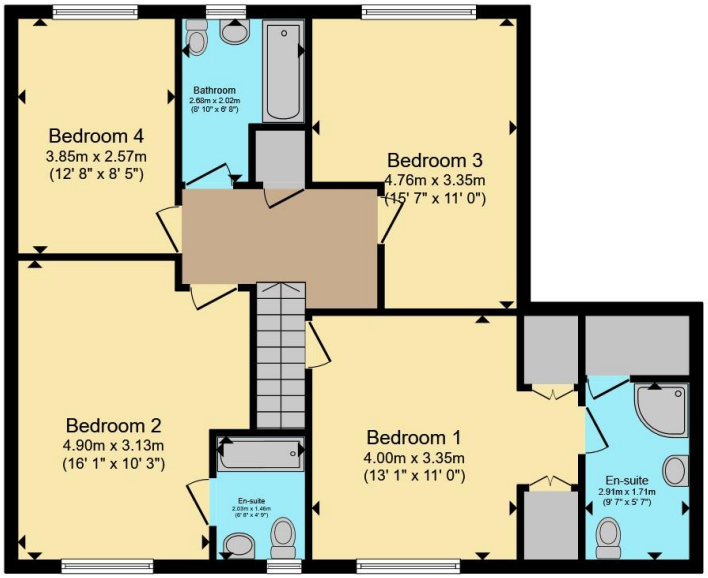








Ground Floor



First Floor

Total floor area 155.4 m² (1,673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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14 High Street
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EPC Rating: B

Council Tax Band: G

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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