



High Street, Kimpton, Hitchin, SG4 8QN

Guide Price £530,000

Freehold

Frost's

Occupying a generous plot is this three bedroom family home offering wonderful scope to extend / develop subject to the necessary consent, ideally placed within the ever popular village of Kimpton.

The property is set well back from the road and currently comprises of a entrance hall and an open plan sizable double aspect living / kitchen / breakfast room featuring a modern fitted kitchen. On the first floor there are two double bedrooms, a third single bedroom and modern family bathroom.

Externally the front garden provides off road parking and side access to the large rear garden that extends to the side and rear incorporating a patio seating area, outside garden store, generous lawned areas and the garden is enclosed by boundary fencing.

This family home is moments away from the village church and a good rating school, two local parks and a well known cycle route surrounded by countryside. It is also close to good walks and a local pub in the heart of Kimpton.

Kimpton is a village to the north of Harpenden and Wheathampstead and has several local amenities including local shop and a post office. The property is just a short car or bus ride away from both Harpenden and St Albans railway stations.

Energy Rating C
Council Tax Band C
Freehold

Agent Note: Please note, no. 139 has right of way access via the rear garden.





Features

- Three Bedrooms
- Family Bathroom
- Scope to Extend
- Open Plan Living Space
- Front and Rear Garden
- Situated in the Village of Kimpton



*A three bedroom family home,
offering wonderful scope to extend.*





Moments away from the village church and school in the heart of Kimpton.

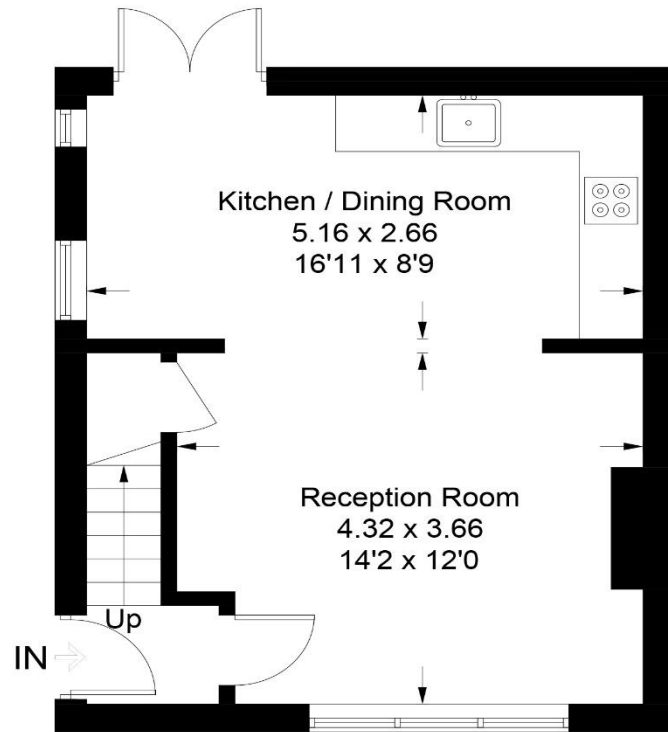




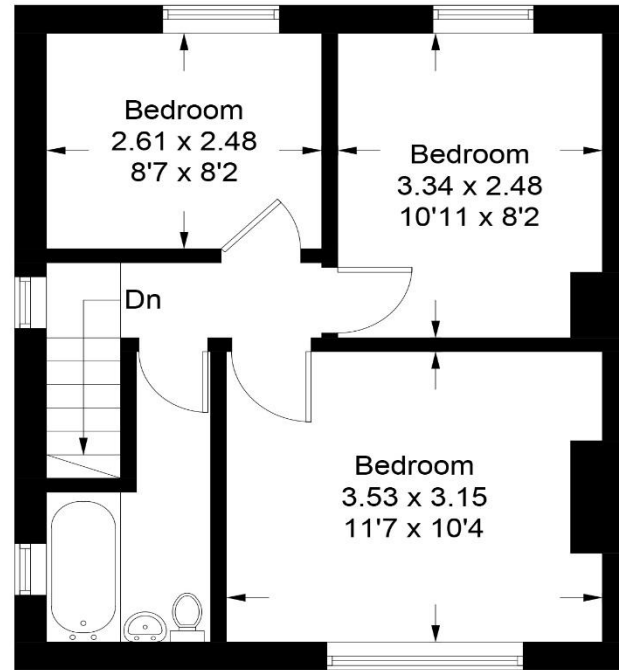


High Street

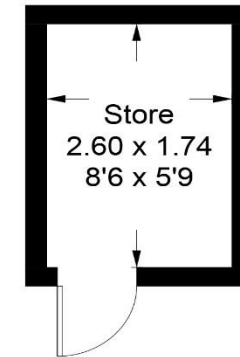
Approximate Gross Internal Area = 68.6 sq m / 738 sq ft
Store = 4.5 sq m / 48 sq ft
Total = 73.1 sq m / 786 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1059785)

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