



**Connells**

Garden Fields  
Kimpton Hitchin



# Garden Fields Kimpton Hitchin SG4 8RU

for sale  
**£475,000**



## Property Description

This is a stunning three bedroom cottage situated in the highly sought after village of Kimpton. With lovely views over the village green and a large garden, this would make a fantastic family home.

On the ground floor, there is a lounge with fireplace, kitchen, dining room and downstairs shower room. Up on the first floor there is a large landing leading to three good size bedrooms. Outside, there is a good size mature garden and shed.

This is such a beautiful home and must be viewed to be fully appreciated

## Ground Floor

### Lounge

12' x 10' 11" ( 3.66m x 3.33m )

Door and double glazed window to side, fireplace and radiator.

### Dining Room

7' plus recess x 12' max ( 2.13m plus recess x 3.66m max )

Double glazed window to side aspect, feature fireplace and tiled flooring.

### Kitchen

12' 10" max x 8' 2" max ( 3.91m max x 2.49m max )

Fully fitted kitchen with double glazed windows to front and side and door to front. A range of wall and base units, work surfaces with tiled splashback, sink and drainer, space for fridge/freezer, washing machine and oven, tiled flooring and radiator.

### Bathroom

9' 1" x 5' 10" ( 2.77m x 1.78m )

Double glazed window to front and side aspect, wash hand basin, walk-in shower, WC and radiator.

## First Floor

### Landing

9' 5" x 8' 1" ( 2.87m x 2.46m )

Two double glazed windows to side aspect and overstairs storage cupboard.

### Bedroom One

12' 1" x 10' 11" ( 3.68m x 3.33m )

Double glazed window to side aspect, two built-in wardrobes and radiator.

### Bedroom Two

12' 11" x 7' 6" plus recess ( 3.94m x 2.29m plus recess )

Double glazed windows to rear, front and side aspect, wood flooring and radiator.

### Bedroom Three

10' 2" x 7' 1" ( 3.10m x 2.16m )

Double glazed windows to front and side aspect, storage cupboard and radiator.

## Outside

### Rear Garden

Large garden to the side with mature planting and shed.

### Parking

Allocated parking to rear.















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**EPC Rating: D**

Tenure: Freehold

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