



Connells

Lloyd Way  
Kimpton Hitchin



## Property Description

Offered to the market is this excellent three bedroom terraced home situated in highly desired village of Kimpton. This property overlooks a small green and has ample residents parking available. This ground floor comprises entrance hall, cloakroom, modern fitted kitchen, lounge and conservatory with the first floor accommodation having three well proportioned bedrooms and a tiled shower room.

Kimpton is a popular village that offers great access to both Hitchin and Harpenden town centres, London Luton Airport and also has excellent local schooling. This property is an ideal purchase for families!

## Ground Floor

### Entrance Hall

Door to front, stairs leading to first floor, wood effect flooring and radiator.

### Cloakroom

Double glazed window to front aspect, wash hand basin, WC, partly tiled, boiler, wood effect flooring and radiator.

### Lounge

16' 6" x 11' 7" ( 5.03m x 3.53m )

Double glazed window to front aspect, TV and telephone points and radiator. Open to Conservatory.

### Kitchen

16' 4" x 9' 11" ( 4.98m x 3.02m )

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with tiled splashback, breakfast bar, electric oven, gas hob with cooker hood over, storage cupboard, space for washing machine, dishwasher, fridge/freezer and tumble dryer. Wood flooring, radiator and double glazed door to rear.

## Conservatory

10' 7" x 10' 1" ( 3.23m x 3.07m )

Double glazed conservatory, wood effect flooring and radiator.

## First Floor

### Landing

Double glaze window to rear aspect, storage cupboard and loft access.

### Bedroom One

14' 10" plus recess x 9' 2" plus recess ( 4.52m plus recess x 2.79m plus recess )

Double glazed window to front aspect, fitted wardrobes, built-in storage and radiator.

### Bedroom Two

10' 2" plus recess x 9' 10" ( 3.10m plus recess x 3.00m )

Double glazed window to front aspect and radiator.

### Bedroom Three

8' 11" plus recess x 7' 8" ( 2.72m plus recess x 2.34m )

Double glazed window to rear aspect, built-in wardrobe and radiator.

## Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, walk-in shower cubicle, WC, extractor fan, spotlights and heated towel rail.

## Outside

### Front Garden

Overlooks the green.

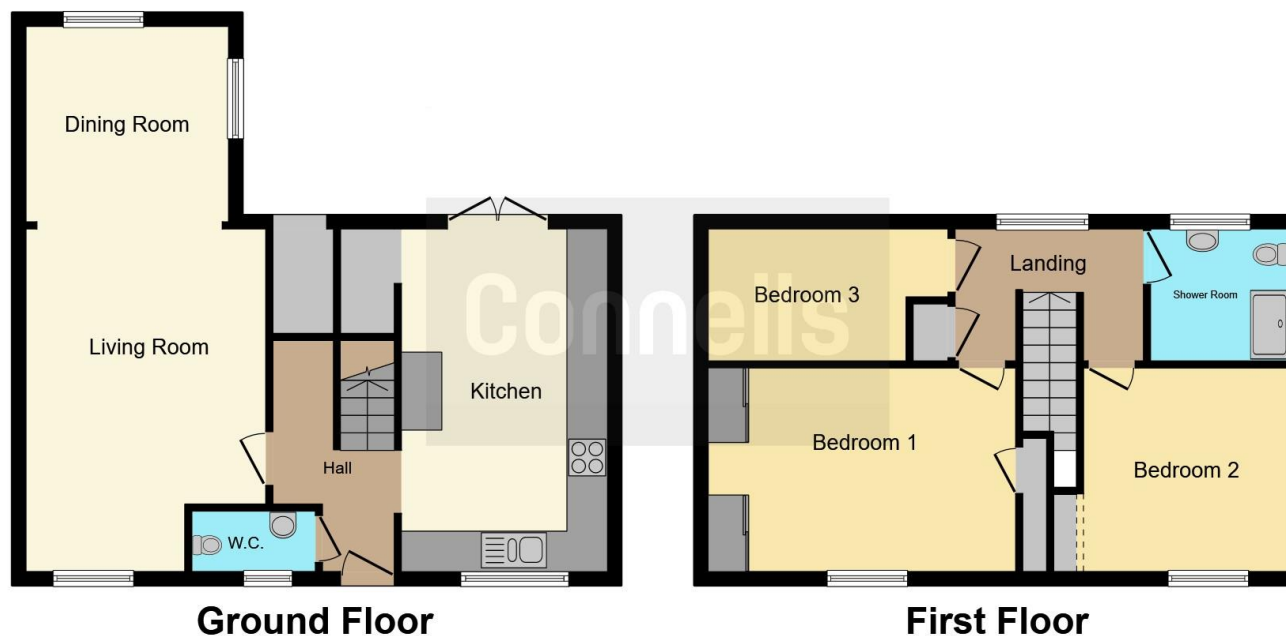
### Rear Garden

Rear garden laid to lawn with patio area, decking, outside tap and gated access.









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.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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