



**Connells**

Wren Close  
Kimpton Hitchin



### Property Description

A wonderful example of a two double bedroom split level maisonette, built over three floors set within a cul de sac location in the popular village of Kimpton.

With its own rear garden and garage, this maisonette offers excellent living accommodation throughout with a 17ft lounge/diner, fitted kitchen and unspoilt views from the lounge. The popular village school is also close by.

### Entrance Hall

Door to front, stairs to the first floor and storage cupboard.

### Lounge / Diner

UPVC window to the rear and side, TV point and two radiators.

### Kitchen

UPVC to the front, stainless steel sink and drainer, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, and plumbing for washing machine and dishwasher.

### Landing

UPVC window to the side.

### Bedroom One

UPVC window to the rear and side, and radiator.

### Bedroom Two

UPVC window to the side and radiator.



## Bathroom

UPVC window to the front aspect, wash hand basin, bath with shower over, WC and radiator.

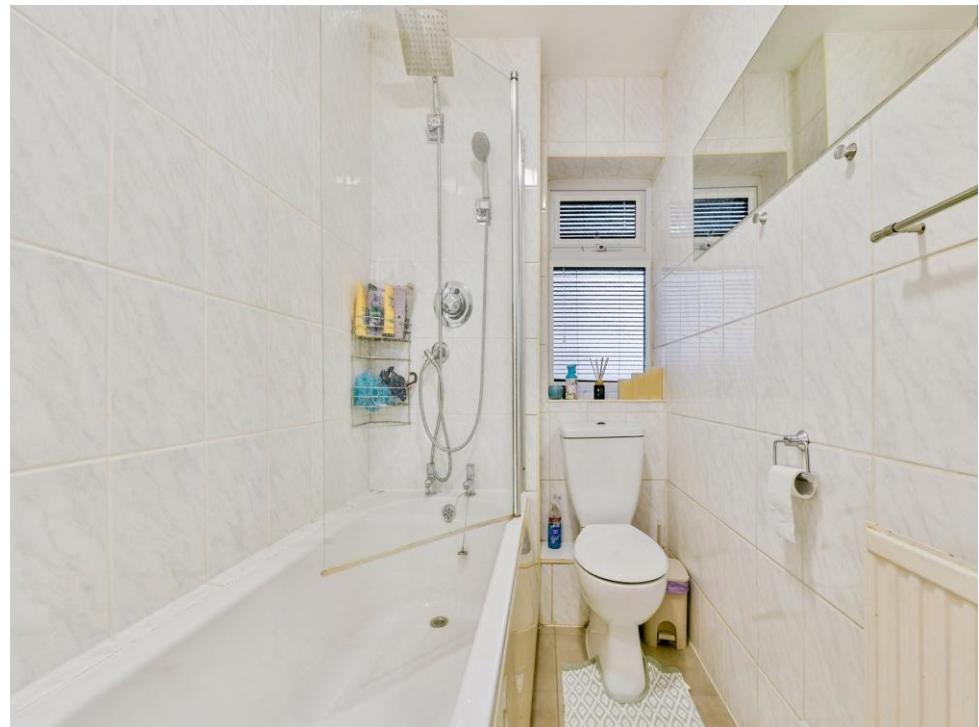
## Rear Garden

Fully enclosed rear garden.

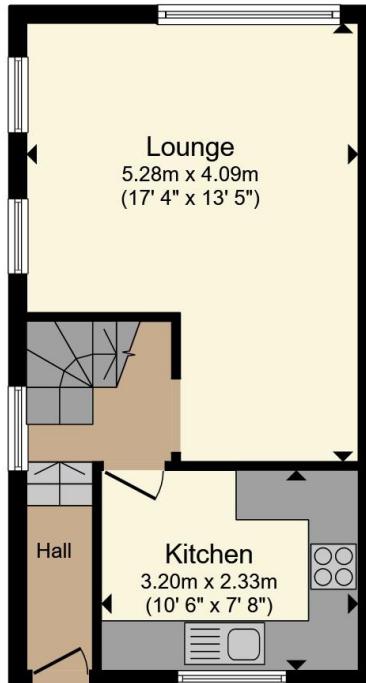
## Parking

Ample on-street parking within the cul-de-sac.

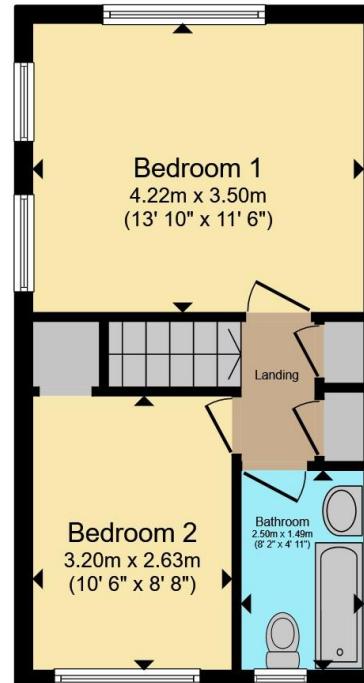








**Ground Floor**



**First Floor**

Total floor area 62.5 m<sup>2</sup> (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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: C    Council Tax  
 Band: B

Service Charge: 710.72    Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308408](http://connells.co.uk/Property/HIT308408)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308408 - 0004