



Connells

Parkfield Crescent
Kimpton Hitchin



Property Description

A well-presented FOUR BEDROOM FAMILY HOME, that is located within a quiet cul de sac with views towards a village green in the heart of Kimpton and is only 2.3 miles from Harpenden's vibrant Town Centre. The property has been well looked after by the present owners and benefits from a Kitchen/Dining Room with modern contemporary range of fitted units and Bosch integrated appliances, together with a modern Bathroom suite and Guest Cloakroom.

Internal viewing is recommended and strictly by appointment through Connells.

Front Porch

Obscure double glazed front door with full height wing window to side, leading to:

Entrance Hall

Oak laminate flooring. Doors leading to: Guest Cloakroom and Lounge.

Guest Cloakroom

Modern white suite comprising low level WC with concealed cistern. Vanity wash hand basin with mixer tap, pop up waste and tiled splash back. Oak laminate flooring. Obscure double glazed windows to front. Radiator.

Lounge

13' 7" plus staircase x 11' 9" (4.14m plus staircase x 3.58m)

Double glazed windows to front with views towards the green. Oak laminate flooring.

Two vertical radiators. Stairs leading up to First Floor Landing with under stairs storage cupboard. Door leading to:

Kitchen / Dining Room

20' 9" x 8' 8" (6.32m x 2.64m)

Modern range of white high gloss fronted fitted wall and floor units with contrasting worktop surfaces and tiled splash backs. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Bosch halogen hob with brushed stainless steel cooker hood above. Bosch double oven. Integrated fridge/freezer, dishwasher and washing machine. Oak laminate flooring. Double glazed windows and casement doors overlooking Rear Garden. Radiator. LED ceiling spotlights.

First Floor Landing

Built-in shelved airing cupboard. Access to loft. Double glazed windows to front.

Bedroom 1

11' 2" x 9' 3" plus wardrobes (3.40m x 2.82m plus wardrobes)

Mirror fronted fitted wardrobes. Double glazed windows to front. Radiator.

Bedroom 2

9' 9" x 7' 11" (2.97m x 2.41m)

Double glazed window. Radiator

Bedroom 3

9' 7" x 6' 1" (2.92m x 1.85m)

Double glazed windows. Radiator

Bedroom 4

9' x 6' 7" (2.74m x 2.01m)

Double glazed windows. Radiator.

Family Bathroom

Modern white suite comprising panelled bath with mixer tap, Aqualisa shower unit with glazed shower screen. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Tiled walls. Obscure doubled glazed windows to rear. LED ceiling spotlights. Chrome heated towel rail.

Exterior

Rear Garden

Two tiered garden with large Indian Sandstone paved patio with brick retaining wall, incorporating two flower beds and steps leading up to lawn area and sun patio to rear. External tap and gated rear access leading to Garage.

Garage

Single garage with up and over door located to rear of property.

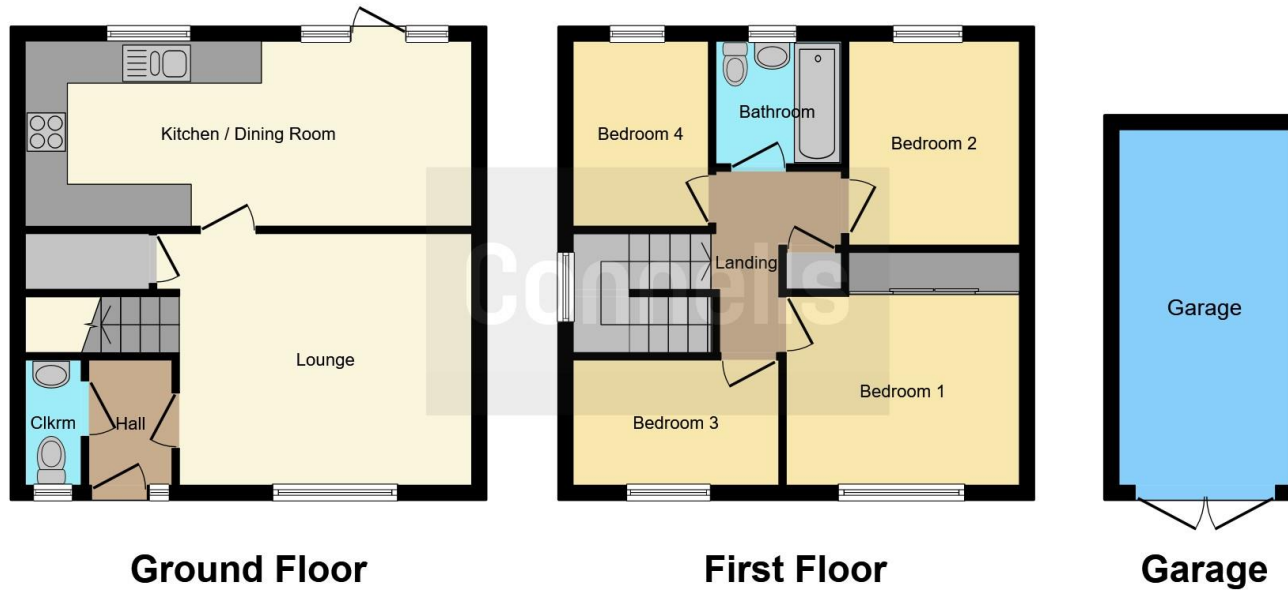
Local Authority

North Hertfordshire District Council - Council Tax band E.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/HPN306368](https://www.connells.co.uk/Property/HPN306368)

Tenure: Freehold



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