



Connells

Parkfield Crescent
Kimpton Hitchin



Property Description

A well-presented 4-bedroom mid-terraced family home with stunning views across the village green. The property is situated within a quiet cul-de-sac in the popular village of Kimpton and only 2.3 miles from Harpenden's vibrant town centre. The property offers an entrance hall, large lounge, separate kitchen, formal dining area, conservatory and ground floor cloakroom. Whilst on the first floor there are 4 generous bedrooms and a family bathroom. Outside offers a good-sized rear garden mainly laid to lawn and a single garage en-bloc. The property benefits from being offered chain free basis.

Entrance Hall

6' 6" x 4' 1" (1.98m x 1.24m)

Generous entrance hallway with doors leading to lounge and ground floor cloakroom, built in bookcase and radiator

Lounge

14' 11" x 11' 8" (4.55m x 3.56m)

Stairs ascending to first floor, double glazed windows to front with views towards the green, open to dining room and radiator.

Kitchen

10' 10" x 9' 8" (3.30m x 2.95m)

Double glazed window and patio door leading into conservatory, kitchen comprises a range of fitted eye level and base units with contrasting worktop surfaces and tiled splash

backs, with a stainless steel single sink and drainer unit with mixer tap. Integrated appliances include a counter mounted gas hob, fridge and freezer, extractor, eye level oven, dish washer and there is plumbing for a wash machine. The Baxi boiler is wall mounted.

Dining Room

9' 8" x 9' 5" (2.95m x 2.87m)

Good sized dining room with double glazed patio door with sidelight windows overlooking the rear garden and a radiator

Conservatory

7' 8" x 6' 1" (2.34m x 1.85m)

Conservatory with sliding doors leading onto garden, pitched roof and tiled flooring.

Guest Cloakroom

5' 9" x 2' 6" (1.75m x 0.76m)

Obscure double glazed windows to front, modern white suite comprising a wall mounted wash hand basin with mixer tap, pop up waste, low level WC and tiled splash back.

First Floor Landing

8' 6" x 5' 7" (2.59m x 1.70m)

Built in storage cupboard, access to loft and radiator

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.30m)

Generous double principal bedroom with built in wardrobe with sliding door. Double glazed windows with views over the green, coved

cornices and a radiator

Bedroom 2

9' 8" x 8' (2.95m x 2.44m)

Another good sized double bedroom, double glazed windows to rear and a radiator

Bedroom 3

10' 1" x 6' (3.07m x 1.83m)

Generous single bedroom with double glazed windows to rear and a radiator.

Bedroom 4

8' 11" x 6' 5" (2.72m x 1.96m)

Small double bedroom, double glazed window to front, built in storage cupboard and a radiator

Bathroom

7' 1" x 5' 9" (2.16m x 1.75m)

Good sized family bathroom, partially tiled, obscure double glazed window to rear and comprising a p-shaped panelled bath with curved shower screen, overhead shower unit and mixer tap, wash hand basin, heated towel rail and a low level flush WC.

Exterior

Outside

To the front of the property is a generous garden with shallow steps leading up to the front door. To the rear is a a generous 60ft south facing rear garden with a range of mature planting, trees, a lawned area, small pond, rear access gate and a paved patio area ideal for entertaining.

Garage

17' 2" x 7' 8" (5.23m x 2.34m)

The garage is enbloc, second in from the left and is equiped with side hinged doors

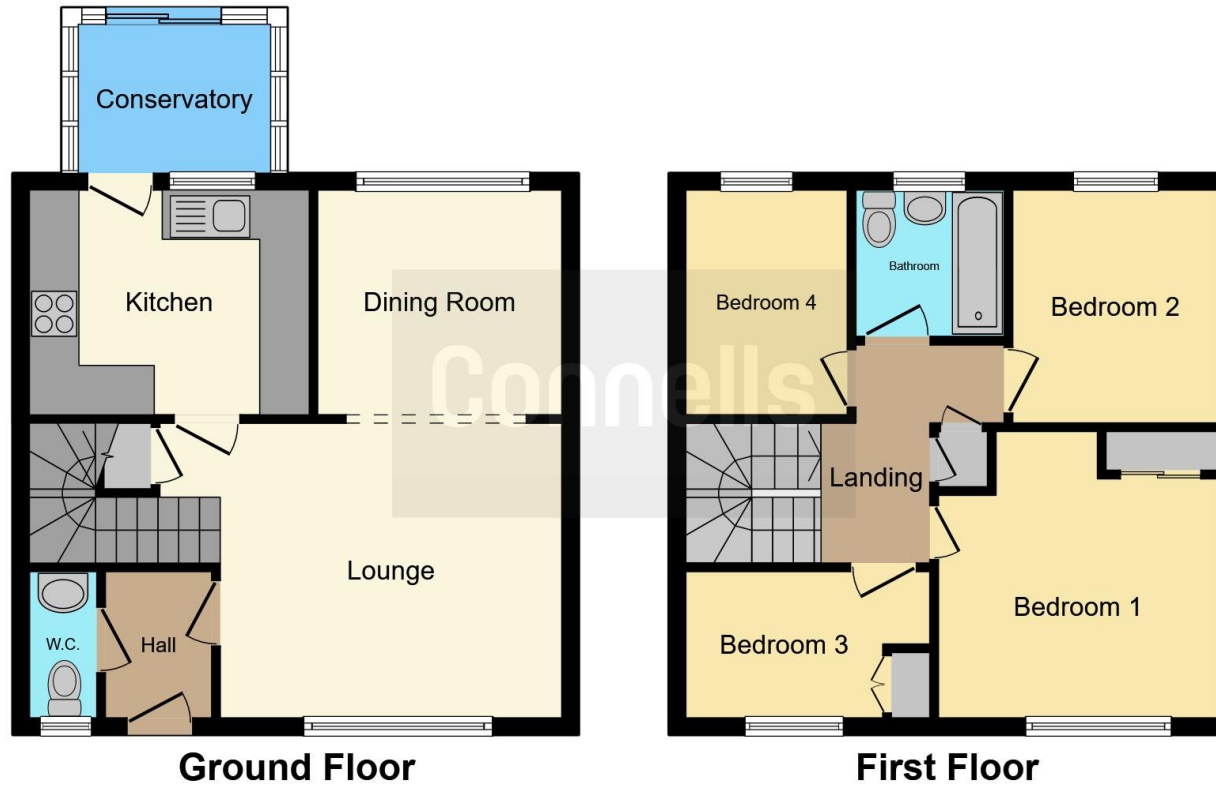
Local Authority

North Hertfordshire District Council - Council Tax band E.









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Tenure: Freehold

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