



Connells

Hampden
Kimpton Hitchin



Property Description

A beautifully presented 3-bedroom detached bungalow situated on a quiet road in the popular village of Kimpton. The property offers an entrance hall, large lounge, generous kitchen & dining room, study, and utility room. There are 3 double bedrooms, ensuite access via the principal bedroom and a further family bathroom. Outside offers driveway parking and a lovely wide garden mainly laid to lawn with a paved patio area ideal for entertaining and a side access gate. The property benefits from no onward chain.

Entrance Hall

8' 7" x 4' 5" (2.62m x 1.35m)

A good-sized entrance hall with door into lounge and window to side.

Kitchen & Dining Room

17' Max x 16' 8" Max (5.18m Max x 5.08m Max)

Generous kitchen and dining area with patio doors leading to garden and open to lounge. The kitchen consists of a range of eye level and base units with integrated oven, hob, extractor, fridge freezer and dish washer.

Lounge

17' 8" x 13' 4" (5.38m x 4.06m)

A large lounge with views and patio doors overlooking the garden, feature fireplace and a radiator.

Utility Room

9' 4" x 6' 6" (2.84m x 1.98m)

Dual aspect room with base level units and sink unit with space for washing machine and dryer.

Study

9' x 6' 3" (2.74m x 1.91m)

Accessed via the utility room with patio door to side.

Bedroom 1

13' 8" x 13' 5" (4.17m x 4.09m)

A generous dual aspect double bedroom with door to ensuite shower room, built in wardrobes/drawers and a radiator.

Ensuite Shower Room

7' 5" x 4' 4" (2.26m x 1.32m)

Window to side and consisting of a walk-in shower, pedestal hand wash basin, low level WC and a heated towel rail.

Bedroom 2

14' 1" x 8' 11" (4.29m x 2.72m)

Double bedroom with window to front and a radiator.

Bedroom 3

11' 2" x 9' 2" (3.40m x 2.79m)

Another good-sized double bedroom with patio door to side and a radiator.

Family Bathroom

8' 8" x 7' (2.64m x 2.13m)

A good-sized bathroom with a panel bath, single walk-in shower, pedestal hand wash basin, low level WC and a heated towel rail.

Outside

Outside offers driveway parking, enclosed rear garden mainly laid to lawn with a paved patio area ideal for entertaining.









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

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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