



Connells

Wren Close
Kimpton Hitchin



Property Description

A wonderful example of a two double bedroom split level maisonette built over 3 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 with 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/Dinner

17' 3" max x 13' 4" max (5.26m max x 4.06m max)

UPVC Window to the rear and side, radiator x 2 and TV point

Kitchen

10' 5" x 7' 6" (3.17m x 2.29m)

UPVC to the front, stainless steel sink and drainer, part tiled, gas hob, electric oven and plumbing for washing machine and dishwasher.

Landing

stairs to the second floor, UPVC window to the side

Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m)

UPVC window to the rear and side, and radiator

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)

UPVC window to the side and radiator.

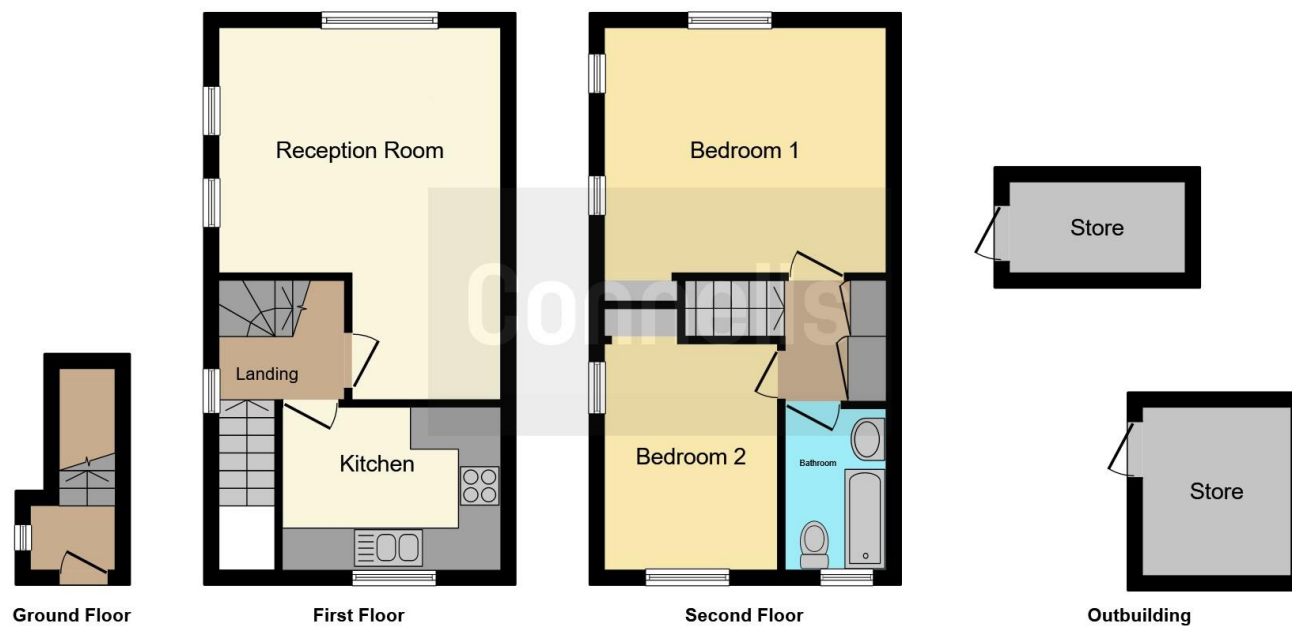
Bathroom

White suite, UPVC window to the front, bath with shower and wash hand basin.









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

To view this property please contact Connells on

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EPC Rating: C

Service Charge: 710.72 Ground Rent:
 10.00

Tenure: Leasehold

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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.

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