



Bryan Bishop
and partners

High Street
Kimpton, SG4 8RN
Price guide £400,000



High Street

Kimpton, SG4 8RN

Summary

Bryan Bishop and Partners are delighted to bring to the market this lovely two bedroom family home with garage, parking for 2 cars and in immaculate decorative order, just 6 years old and completely turnkey.

A welcoming inner entrance hallway leads to an impressive light and airy 26ft, open plan Kitchen/Living/Dining area and features engineered oak flooring with underfloor heating and bi-fold doors to the garden. The kitchen comprises of a range of base/eye level units, white Corian work surface, inset sink unit and integrated Neff & Siemens appliances. The ground floor also features a downstairs cloakroom/WC off the entrance hallway.

To the first floor landing, leading to the two double bedrooms, each with double glazed sash windows and fitted wardrobes. The family bathroom has been tastefully fitted with a modern Porcelanosa contemporary suite, integrated Aquavision flat screen Freeview television and stereo speaker, chrome heated towel rail and tiled floor with underfloor heating. The first floor landing also provides access to a boarded loft which houses the electric heating boiler and Megaflo system.

Externally the low-maintenance rear garden is laid to porcelain and is a perfect place to spend those summer evenings. The property also benefits from a garage which can be accessed from the front or rear.

The development is conveniently situated in the heart of Kimpton, only moments away from the local village school. Kimpton is a peaceful village situated to the north of Harpenden and Wheathampstead and has a number of local amenities and just a short car or bus ride away from both Harpenden and St Albans railway stations.





GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Kitchen/Living/Dining Room
26'3" x 13'3"

Storage

FIRST FLOOR

Landing

Bedroom One
13'2" x 8'11"

Bedroom Two
13'3" x 10'1"

Family Bathroom

EXTERIOR

Rear Garden

Garage
19'6" x 12'2"







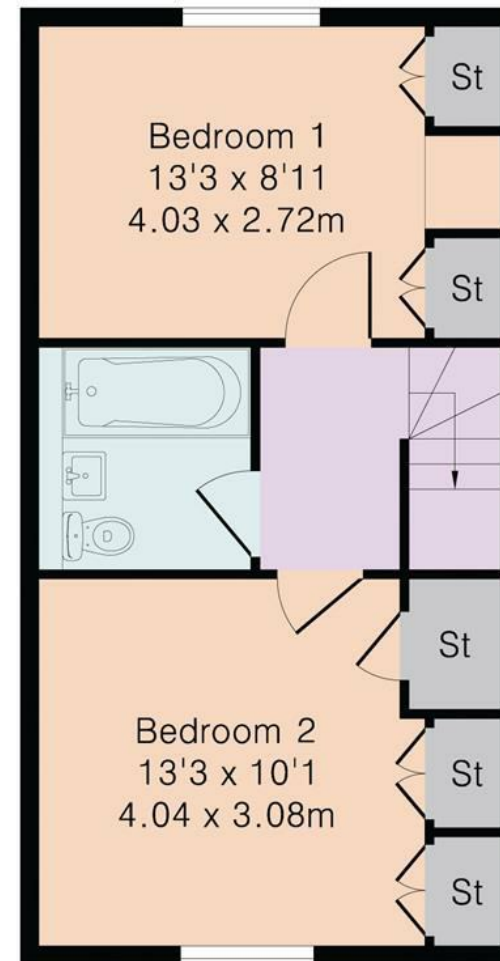
Approximate Gross Internal Area 939 sq ft – 87 sq m

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 348 sq ft – 32 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Bryan Bishop
and partners

