



## 9 The Green Kimpton, SG4 8RZ

Charming semi-detached 2 bedroom cottage with delightful views across the green. The property is presented to a very good standard and located in a particularly sought after location in the conservation area.

**Offers in excess of £425,000**

# 9 The Green

Kimpton, SG4 8RZ



- Set in one of Kimptons most prized locations
- There are two attractive bedrooms, with bedroom one enjoying views across the green
- Gas fired radiator central heating
- Sitting Room with log burner, which leads into the dining room with trap door to cellar
- Beautifully fitted modern bathroom with shower unit over the bath
- The village has both primary and preschools, together with an excellent Budgens/post office and friendly village pub
- Well fitted modern kitchen
- Easily maintained courtyard garden and frontage
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles

## GROUND FLOOR

### Sitting Room

12'2 x 9'2 (3.71m x 2.79m)

### Dining Room

10'8 x 9'2 (3.25m x 2.79m)

### Kitchen

14'9 x 5'11 (4.50m x 1.80m)

### Cellar

14'11 x 9'5 (4.55m x 2.87m)

## FIRST FLOOR

### Landing

### Bedroom One

12'8 x 11'8 (3.86m x 3.56m)

### Bedroom Two

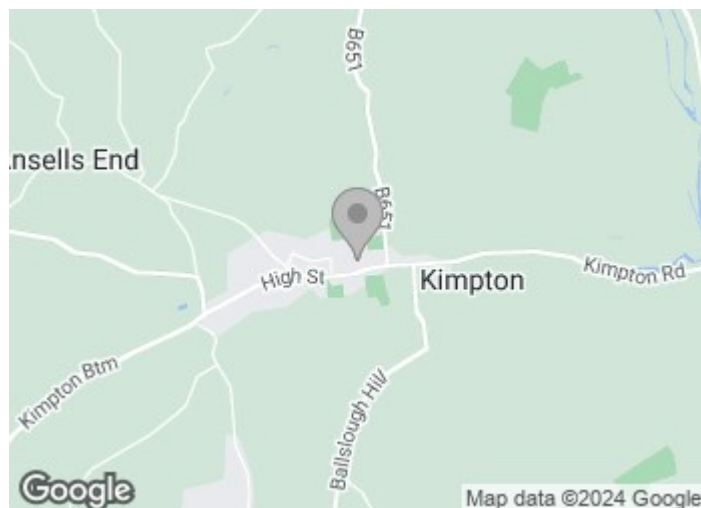
10'4 x 8'1 (3.15m x 2.46m)

### Bathroom

## EXTERNALLY

### Courtyard Garden

### Frontage



[Directions](#)





# The Green

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft  
 Cellar = 12.9 sq m / 139 sq ft  
 Total = 75.3 sq m / 811 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008677)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>		<b>92</b>	(81-91) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(51-60) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>	(39-50) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	