



## 17 Lawn Avenue Kimpton, SG4 8QD

This very appealing semi-detached family home is located in the very popular Hertfordshire village of Kimpton, just 3.4 miles from Harpenden.

With three bedrooms, a large corner plot and a detached double width garage with further off street parking, there is plenty of room to extend and the property also benefits from planning consent which includes permission to add two storey side and rear extensions to the house, together with a further extension to the garage providing a study and a separate detached garden room.

**Offers in excess of £600,000**

# 17 Lawn Avenue

## Kimpton, SG4 8QD



- A desirable semi-detached house with planning consent to extend. CHAIN FREE.
- Attractive modern shower wet room (ground floor) and refitted family bathroom
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles
- Bay fronted living room with wood burning stove
- Generous corner garden, detached double garage and additional parking (off street)
- For details for the proposed extensions and alterations go to the NHDC planning portal and use planning reference 24/01242/FPH.
- Well fitted modern kitchen and adjoining utility room
- The village has a great primary school, together with an excellent Budgens/post office and friendly village pub

### GROUND FLOOR

#### Entrance Hall

#### Living Room

23' x 12'6 max (7.01m x 3.81m max)

#### Kitchen

16'5 max x 8'11 (5.00m max x 2.72m)

#### Utility Room

14'11 max x 11'1 max (4.55m max x 3.38m max)

#### Cloak/Shower Room

### FIRST FLOOR

#### Landing

#### Bedroom One

11'11 max x 11'2 (3.63m max x 3.40m)

#### Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)

#### Bedroom Three

9'8 x 7'1 max (2.95m x 2.16m max)

#### Bathroom

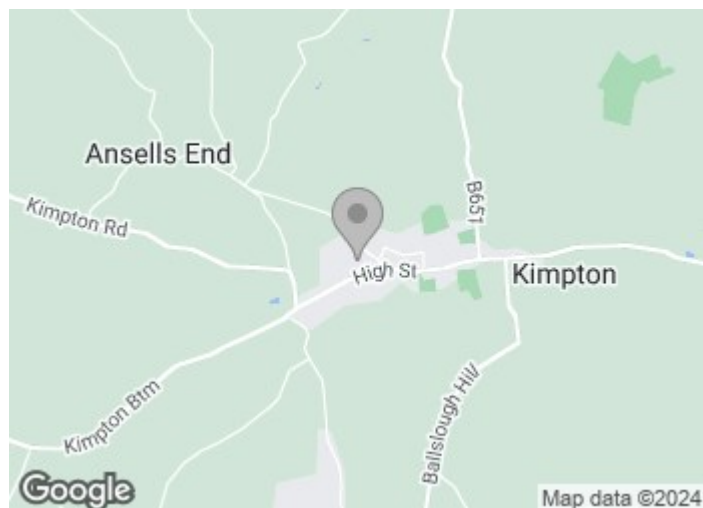
### EXTERNALLY

#### Detached Double Garage

21'11 x 18'2 (6.68m x 5.54m)

#### Off Street Parking

#### Generous Corner Plot



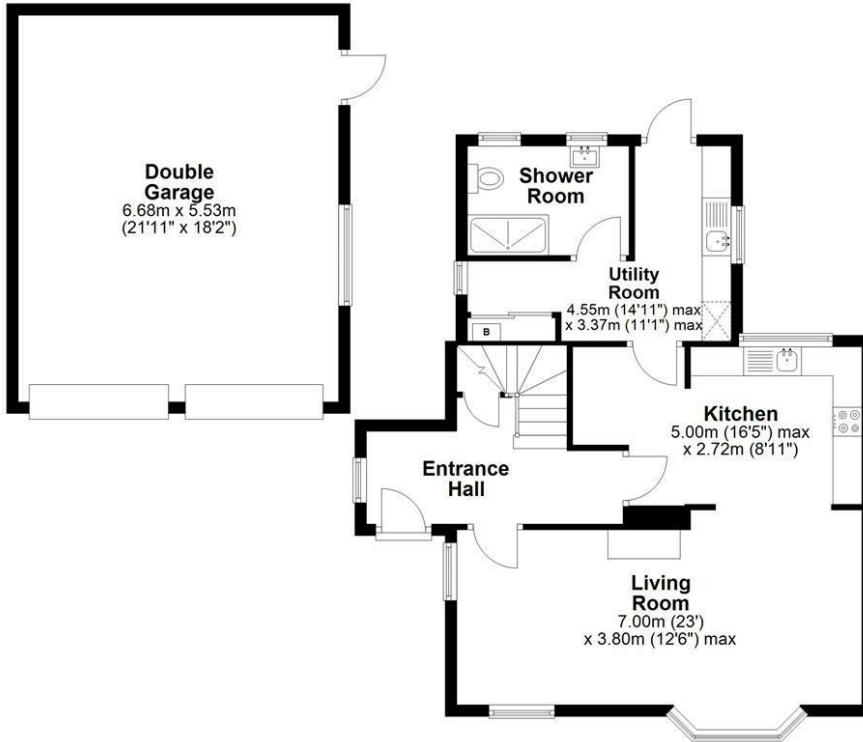
[Directions](#)



# Floor Plan

## Ground Floor

Main area: approx. 61.9 sq. metres (666.4 sq. feet)  
Plus garage, approx. 37.0 sq. metres (398.1 sq. feet)



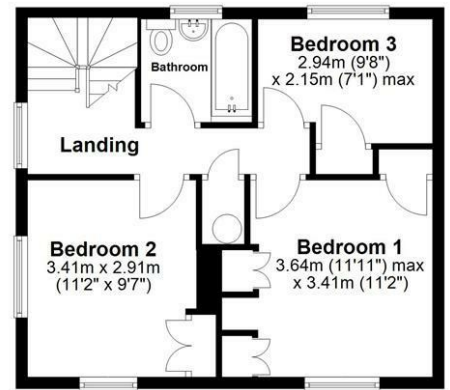
Main area: Approx. 105.1 sq. metres (1131.2 sq. feet)  
Plus garage, approx. 37.0 sq. metres (398.1 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

## First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



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