



## 3 Hampden

Kimpton, SG4 8QH

A well proportioned semi-detached house, which is located on a well regarded residential road in the very friendly village of Kimpton. The kitchen is particularly noteworthy and tastefully fitted with a generous range of storage units with beautiful Italian quartz worksurfaces and a range of integrated appliances.

**Guide price £535,000**

# 3 Hampden

## Kimpton, SG4 8QH



- A spacious semi-detached house located in a highly regarded residential road
- Large conservatory which leads to a cloak/shower room and utility room
- Photo Voltaic solar panels on the garage roof
- Living room with feature open fireplace
- 3 double bedrooms and a tastefully fitted bathroom
- The village has a well regarded primary school, together with an excellent Budgens/post office , friendly village pub and coffee shop
- Attractive fitted kitchen with integrated fridge/freezer, small dishwasher and Range style oven with 2 ovens, 4 gas burners, griddle and plate warmer
- Off street parking to the front and drive leading to detached garage
- Wheathampstead (3.1 miles) Harpenden Station (4.4 miles) Hitchin (9.1 miles)

### GROUND FLOOR

#### Entrance Hall

#### Cloak/Shower Room

#### Living Room

15'8 x 13'7 (4.78m x 4.14m)

#### Conservatory

18'1 x 10' (5.51m x 3.05m)

#### Kitchen

24'6 x 10'7' (7.47m x 3.23m')

#### Utility Room

8'3 x 6'1 (2.51m x 1.85m)

### FIRST FLOOR

#### Landing

#### Bedroom One

11'8 x 11 (3.56m x 3.35m)

#### Bedroom Two

16' x 7'11 (4.88m x 2.41m)

#### Bedroom Three

9'9 x 8'3 (2.97m x 2.51m)

#### Bathroom

### EXTERNALLY

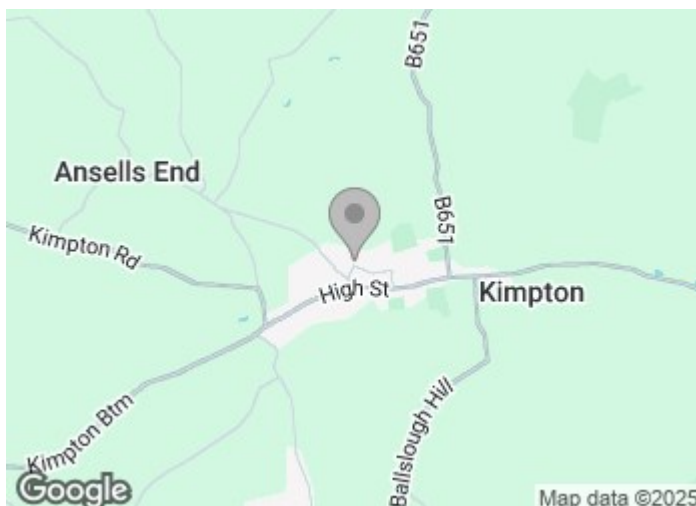
#### Rear Garden

#### Front Garden

#### Garage

15'7 x 8'8 (4.75m x 2.64m)

#### Drive Parking



#### Directions

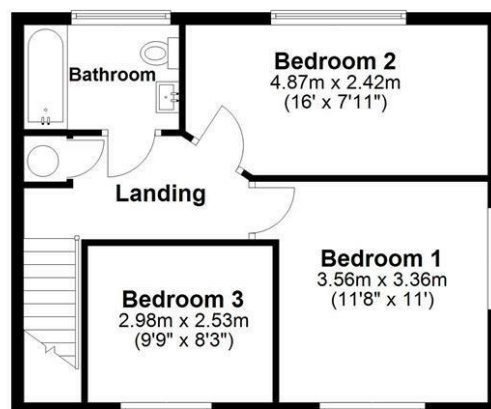




Main area: approx. 79.4 sq. metres (854.6 sq. feet)  
Plus garage, approx. 12.5 sq. metres (134.7 sq. feet)



Approx. 45.4 sq. metres (488.8 sq. feet)



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

Plan produced using PlanUp.

