



63 High Street

Kimpton, SG4 8PU

A beautifully presented semi-detached Edwardian house with an attractively presented professionally landscaped rear garden, which enjoys a delightful southerly aspect. This very desirable property is just a short stroll from the Budgens store/post office and village pub. Viewing highly recommended.

Guide price £675,000

63 High Street

Kimpton, SG4 8PU



- Afine semi-detached home with a lovely interior
- 2 large bedrooms on the first floor and a modern bathroom and separate shower room
- Incredibly friendly village with a superb Budgens store, a huge selection of social activities and mixed infant/junior school.
- Three well proportioned reception rooms
- Beautiful landscaped rear garden, which is south facing
- Harpenden centre and mainline station 4.2 miles, KWS secondary school catchment
- Well fitted kitchen/breakfast room with adjoining utility room and WC
- First floor loft conversion , which our client uses as an occasional bedroom
- PLEASE NOTE: Bedroom Two was created by combining bedroom 2 and 3, but the original configuration could be reinstated by any new owner.

GROUND FLOOR

Living Room

15'7 x 14'4 (4.75m x 4.37m)

Dining Room

15'7 x 9'10 (4.75m x 3.00m)

Family Room

12'9 x 10'6 (3.89m x 3.20m)

Kitchen/Breakfast Room

11'10 x 11' (3.61m x 3.35m)

Utility Room

WC

FIRST FLOOR

Landing

Bedroom One

15'4 11'10 (4.67m 3.61m)

Bedroom Two

15'7 x 12'5 max (4.75m x 3.78m max)

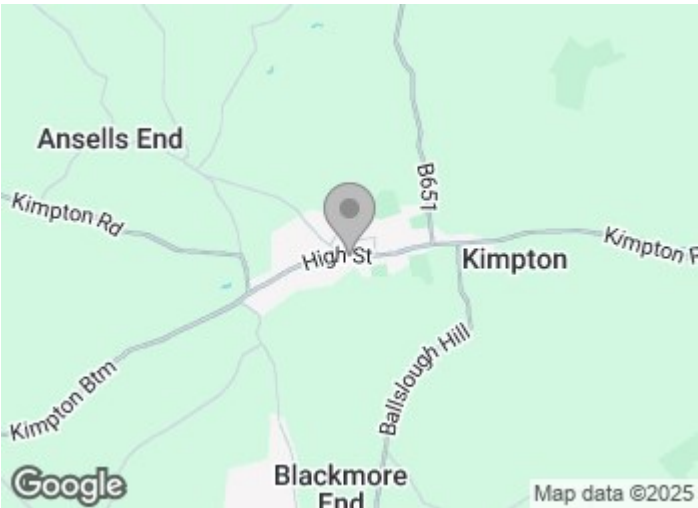
Bathroom

Shower Room

Loft Room

15'7 10'7 (4.75m 3.23m)

Landscaped Rear Garden



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

