



20 Dacre Crescent

Kimpton, SG4 8QJ

Occupying a good position in a well regarded residential road in the charming village of Kimpton, this detached property has the benefit of a ground floor rear extension and a garden that faces south. It is also well presented throughout.

Guide price £630,000

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- Detached 3 bedroom house with ground floor extension and south facing rear garden
- 3 well proportioned bedrooms and modern bathroom suite
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits
- Lounge with multi fuel burning stove and spacious dining/family room
- Detached single garage and block paved drive providing parking for 3 cars
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Well fitted kitchen with integrated dishwasher
- Garden room (timber construction) with light, power and convector radiators. Ideal home office
- Notable Kimpton events: Horse Show, Art Show, May festival, Folk Festival

GROUND FLOOR

Entrance Hall

Lounge

14' x 11'11 (4.27m x 3.63m)

Dining Room (Extended)

17'8 x 9'11 (5.38m x 3.02m)

Kitchen

11' x 8'10 (3.35m x 2.69m)

FIRST FLOOR

Landing

Bedroom One

14'1 x 10'7 (4.29m x 3.23m)

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)

Bathroom

EXTERIOR

Detached Garage

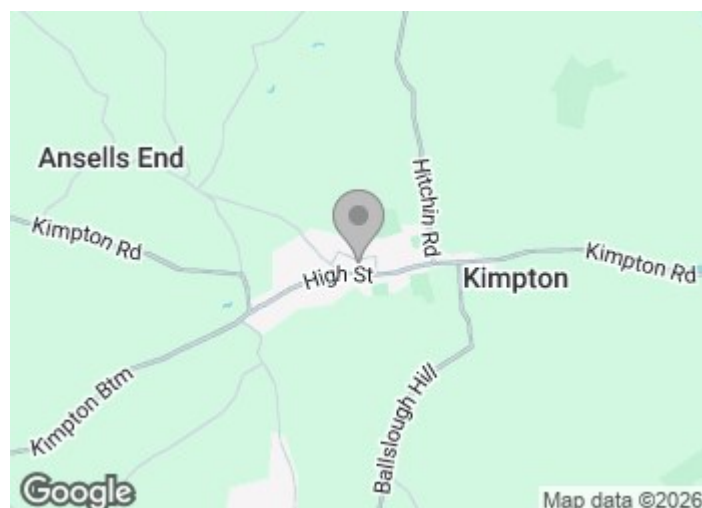
17'5 x 8'8 (5.31m x 2.64m)

Garden Room

7'5 x 7'5 (2.26m x 2.26m)

Drive Parking (3 cars)

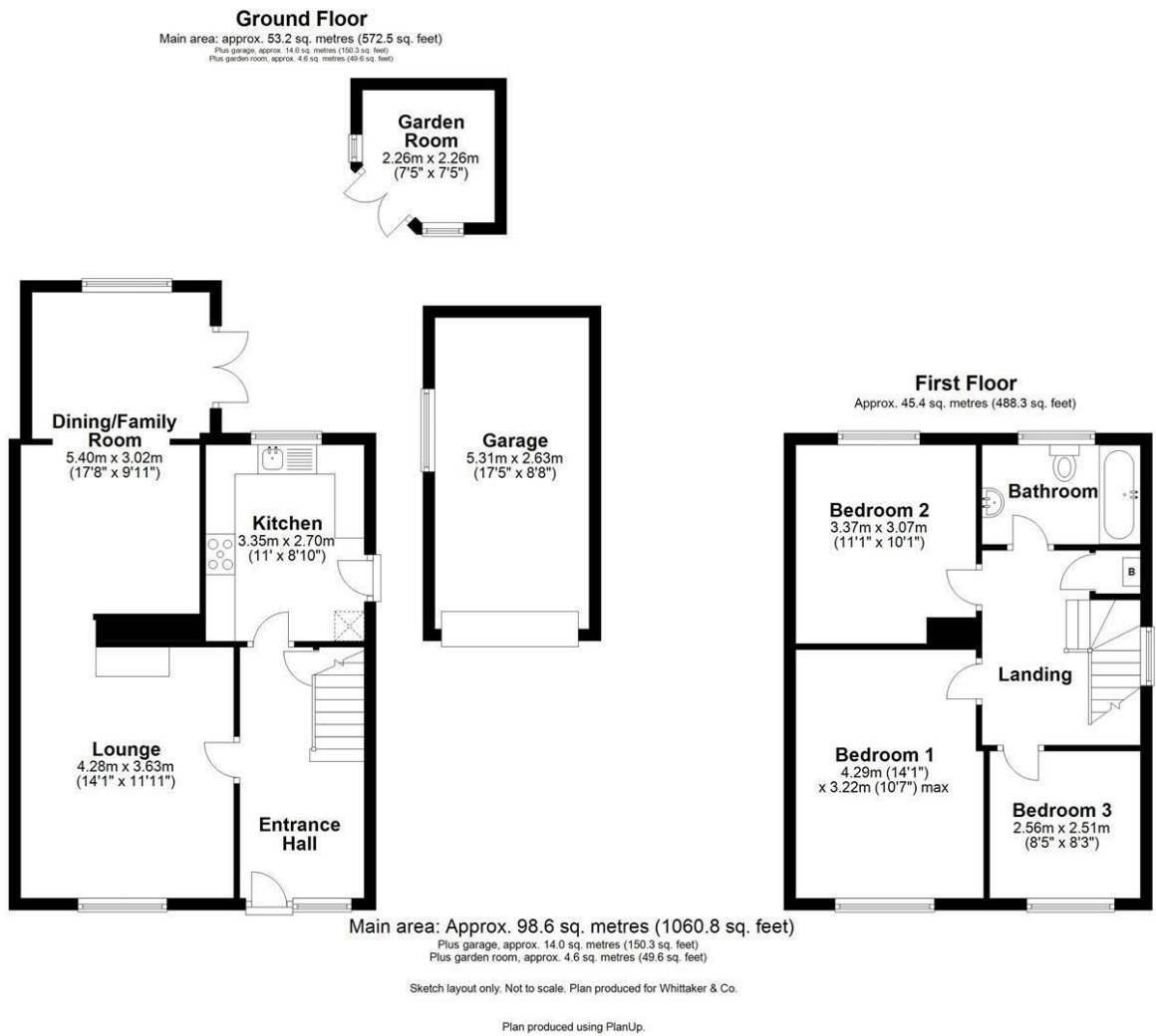
Landscaped Rear Garden



[Directions](#)



Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	