



## 33 High Street

Kimpton, SG4 8RA

A beautifully presented end of terrace village cottage with a low maintenance south facing rear garden with oak framed garden room, three bedrooms, tastefully styled throughout and CHAIN FREE

Guide price £469,950

# 33 High Street

## Kimpton, SG4 8RA



- Attractive red brick cottage with a beautifully presented interior
- Beautiful modern fitted kitchen incorporating dishwasher, washing machine, double oven and electric hob
- The village has a very good primary school, together with an excellent Budgens/post office, friendly village pub, cafe serving organic food and beverages
- CHAIN FREE
- Charming living room with fitted cupboard storage and sliding sash window
- Tastefully fitted ground floor bathroom
- Harpenden Station 3.9 miles, KWS secondary school 2.7 miles, Hitchin town centre 8.9 miles
- Impressive dining room with feature exposed brick wall
- Main bedroom with fitted wardrobes, 2 further bedrooms and modern W.C. suite (first floor)
- Well positioned for commuting access to A1 and M1 motorways

### GROUND FLOOR

#### Living Room

12' x 9'3 (3.66m x 2.82m)

#### Dining Room

13'1 x 12'10 (3.99m x 3.91m)

#### Kitchen

10'6 x 7'8 (3.20m x 2.34m)

#### Rear Lobby

#### Bathroom

### Bedroom Two

13' x 10' (3.96m x 3.05m)

### Bedroom Three

7'9 x 7'7 (2.36m x 2.31m)

### W.C.

### EXTERNALLY

#### South Facing Garden

#### Garden Room

10' x 5'1 (3.05m x 1.55m)

### FIRST FLOOR

#### Landing

#### Bedroom One

12'10 x 12'2 (3.91m x 3.71m)

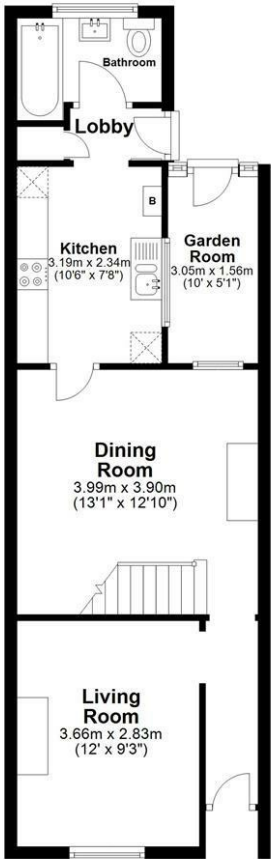


[Directions](#)



Floor Plan

Ground Floor  
Approx. 48.4 sq. metres (520.6 sq. feet)



First Floor  
Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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