



## 48 Kimpton Road Blackmore End, AL4 8LD

A beautiful semi-detached residence with versatile, well presented living space, incorporating four double bedrooms and located in a highly regarded semi-rural setting in the prestigious Hamlet of Blackmore End, which is just 5 miles from the mainline station and central Harpenden.

**Guide price £850,000**

# 48 Kimpton Road

Blackmore End, AL4 8LD



- Beautiful Semi-detached 1930's house in a sought after countryside setting
- Master bedroom with en suite shower room and dressing room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- Living Room with log burner, family room and study
- Three further double bedrooms and a family bathroom
- Off street parking
- Well fitted 30' Kitchen/dining room and utility room
- Enclosed gardens to front and rear
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles), Budgens Kimpton ( less than a mile walk)

## GROUND FLOOR

Enclosed Porch

Entrance Hall

Cloakroom WC

Living Room

15' x 12'4 (4.57m x 3.76m)

Family Room

11'11 x 10'1 (3.63m x 3.07m)

Study

12'7 x 7'6 (3.84m x 2.29m)

Kitchen/Dining Room

30'5 x 13'10 max (9.27m x 4.22m max)

Utility Room

7'7 x 5'11 (2.31m x 1.80m)

## FIRST FLOOR

Landing

Bedroom One

13'2 x 10'11 max (4.01m x 3.33m max)

En Suite Shower Room

Bedroom Two

15'1 max x 11'10 (4.60m max x 3.61m)

Bedroom Three

13'11 x 9'11 (4.24m x 3.02m)

Bedroom Four

10'3 x 10' (3.12m x 3.05m)

Bathroom

EXTERNALLY

Off Street Parking

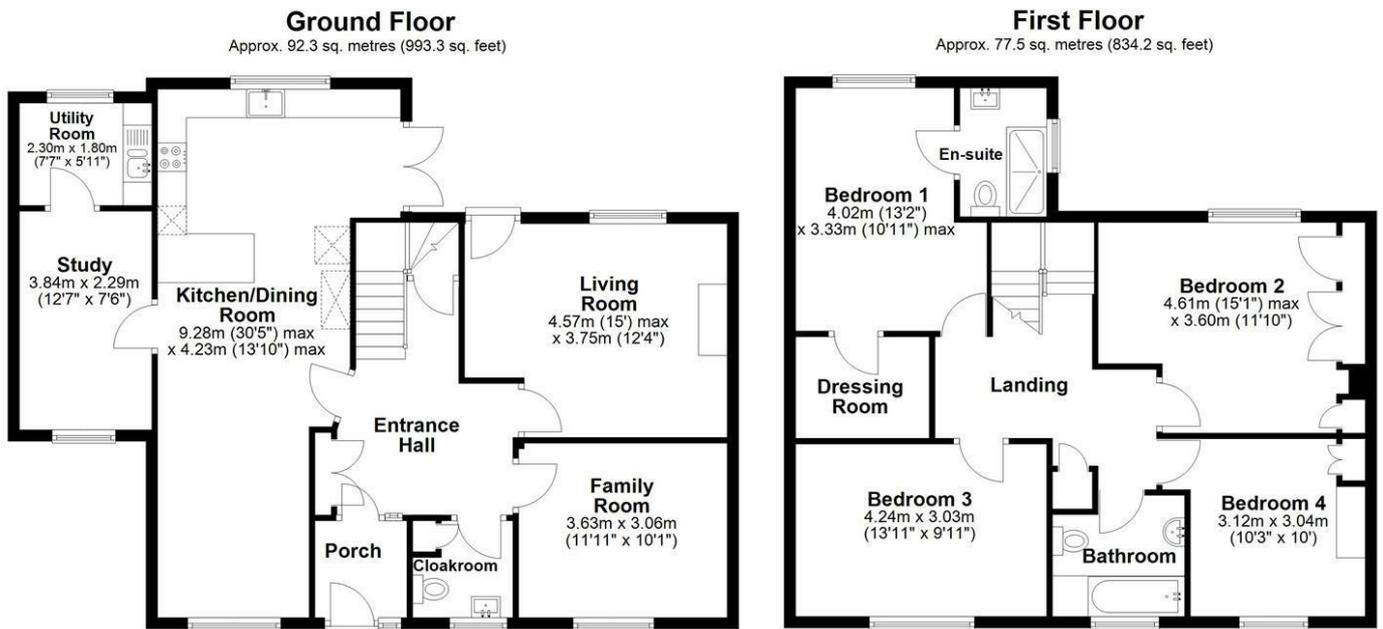
Front Garden

Rear Garden



Directions





Total area: approx. 169.8 sq. metres (1827.5 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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