



## 2 Dollins Rise, Hampden Kimpton, SG4 8QH

The Right-hand house of a pair of brand new, beautifully presented semi-detached homes.

Thoughtfully designed and finished to an impressive specification throughout, the property features a well-fitted kitchen with a range of integrated appliances and an adjoining utility room, along with stylish floor coverings throughout. On the first floor, the main bedroom benefits from its own en suite shower room.

**Guide price £595,000**

# 2 Dollins Rise, Hampden

Kimpton, SG4 8QH



- Beautifully designed semi-detached brand new house
- Fitted modern kitchen with a generous range of Integrated appliances
- Drive with electric points and space for two cars
- Awaiting EPC results
- Gardens to be turfed, with paved patios and side access gates
- Tasteful sanitaryware to bathroom and en-suite shower room
- The village has a well regarded primary school, together with an excellent Budgens/post office , friendly village pub and coffee shop
- Underfloor heating to both floors using air source heat pump
- Extensively well insulated throughout, helping to keep the fuel bills low
- Wheathampstead (3.1 miles), Harpenden Station (4.2 miles), Hitchin Town Centre (8.7 miles)

## GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room

17'11 x 13'10 (5.46m x 4.22m)

Kitchen

12'9 x 9'5 (3.89m x 2.87m)

Utility Room

5'2 x 4'10 (1.57m x 1.47m)

## FIRST FLOOR

Landing

Bedroom One

11'1 x 8'10 (3.38m x 2.69m)

En Suite Shower Room

Bedroom Two

13'9 x 8'9 (4.19m x 2.67m)

Bedroom Three

9'10 x 8'2 (3.00m x 2.49m)

Family Bathroom

EXTERNALLY

Off Street Parking (2 cars)

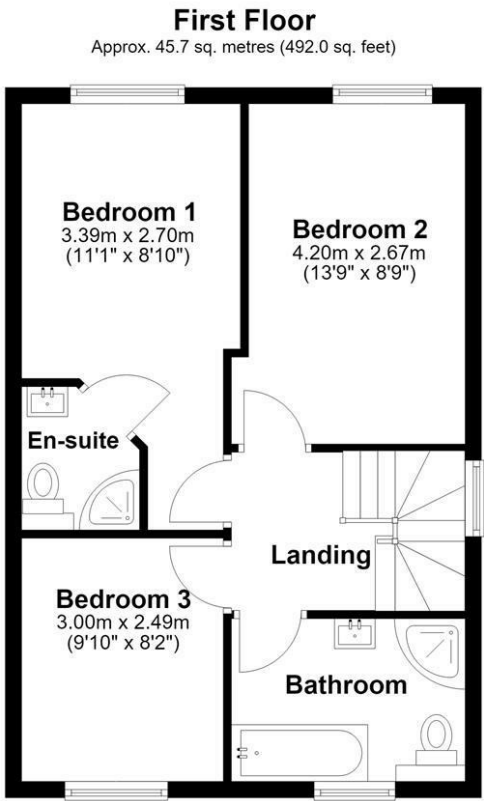
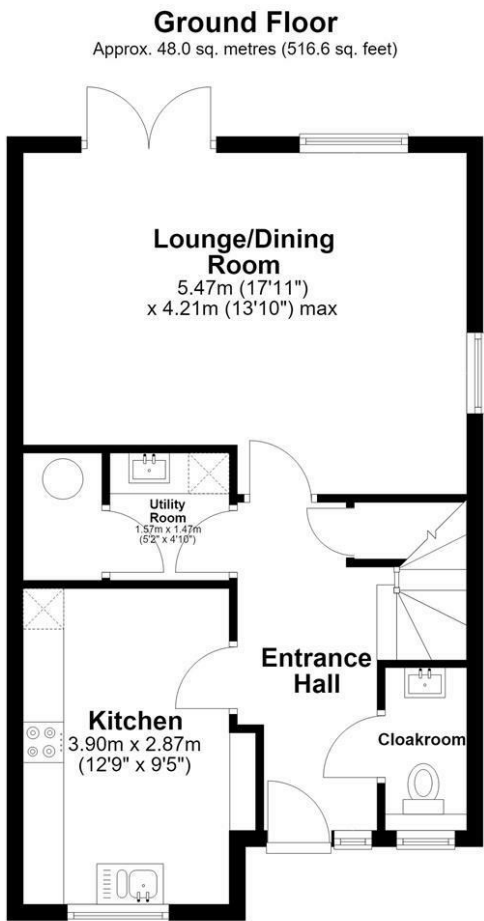
Rear Garden



[Directions](#)



Floor Plan



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.  
Plan produced using PlanUp.

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