



13 Church Lane

Kimpton, SG4 8RR

Charming detached 'three bedroom' Victorian cottage with an outlook over the churchyard and beautiful '13th century' church. Notable features include a 'well fitted' kitchen/dining room and main bedroom with stylish en suite bathroom. The property occupies a prime position in the highly regarded Church Lane, surrounded by characterful architecture and village greens.

Guide price £730,000

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- Pretty detached cottage with gabled roof
- Living room with 'log burning' stove and study/family room
- Detached garage with drive
- Highly regarded road in the conservation area
- Main bedroom with 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
- 'Well fitted' kitchen/dining room
- Two further bedrooms and family bathroom
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles

GROUND FLOOR

Living Room

13'4 x 11'10 (4.06m x 3.61m)

Study

12' x 10'11 (3.66m x 3.33m)

Kitchen/Dining Room

24'4 max x 14'3 max (7.42m max x 4.34m max)

FIRST FLOOR

Landing

Bedroom One

9'6 x 8'9 (2.90m x 2.67m)

En Suite Shower Room

Bedroom Two

12'1 max x 11'2 (3.68m max x 3.40m)

Bedroom Three

10'6 x 8'9 (3.20m x 2.67m)

Bathroom

EXTERNALLY

Garage

17'7 x 9'3 (5.36m x 2.82m)

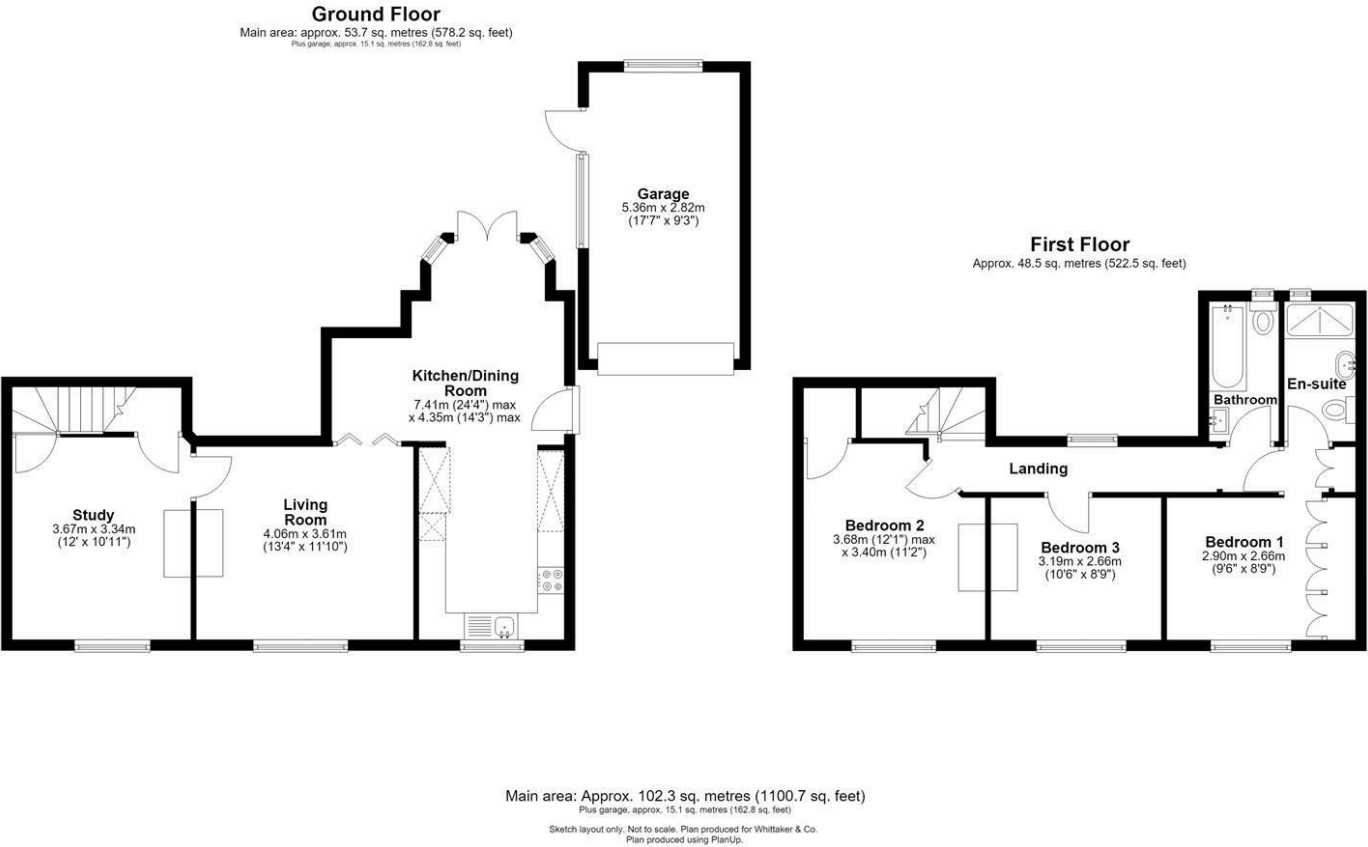
Rear Garden



Directions



Floor Plan



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