Whittaker & Co

THE PROPERTY PEOPLE









4 Kimpton Bottom

Kimpton, SG4 8ET

A charming three-bedroom character cottage with GARAGE nearby, beautifully presented throughout, occupying a most desirable position with south-facing views to the front over grazing cattle on rolling hillside pasture, while the rear enjoys a peaceful green outlook over woodland on the Kimpton Grange estate.

Asking price £415,000

4 Kimpton Bottom

Kimpton, SG4 8ET

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- Pretty village cottage with countryside views to front and rear
- Cosy sitting room with duel fuel burning stove
- Friendly village with good amenities, beautiful surrounding countryside and KWS secondary school catchment in Harpenden
- Modern Kitchen generously equipped with Miele oven, induction hob, extractor and integrated fridge/freezer
- 3 comfortably proportioned bedrooms, all with green views
- Harpenden mainline station 5 Miles
- Quality fitted bathroom with Villeroy & Boch sanitaryware
- Paved south facing front garden and modest courtyard
- Separate single garage

GROUND FLOOR

Entrance Hall

Sitting Room

12'8 x 12' (3.86m x 3.66m)

Kitchen/Diner

18'10 x 7'10 (5.74m x 2.39m)

FIRST FLOOR

Landing

Bedroom One

12' x 11' max (3.66m x 3.35m max)

Bedroom Two

9'8 x 8'1 (2.95m x 2.46m)

Bedroom Three

9'3 x 7'3 (2.82m x 2.21m)

Bathroom

EXTERNALLY

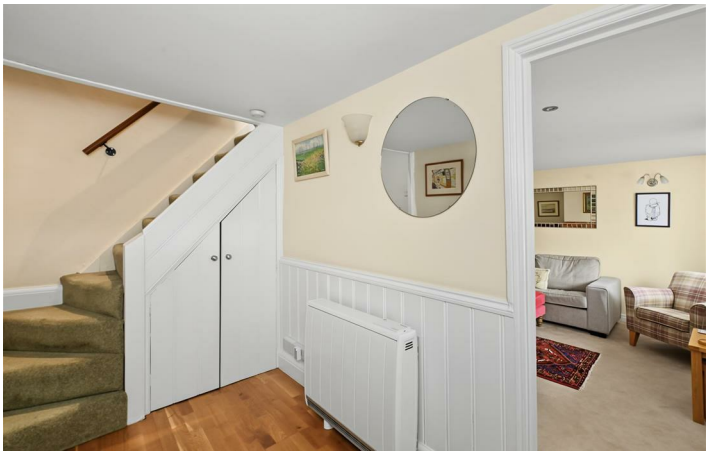
Front Garden

Small Courtyard (rear)

Single Garage (en bloc)



Directions




AUGUST









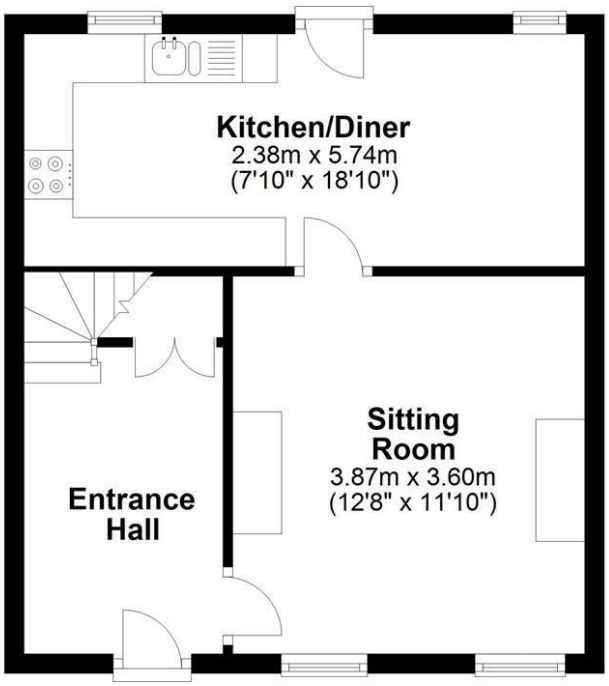




Floor Plan

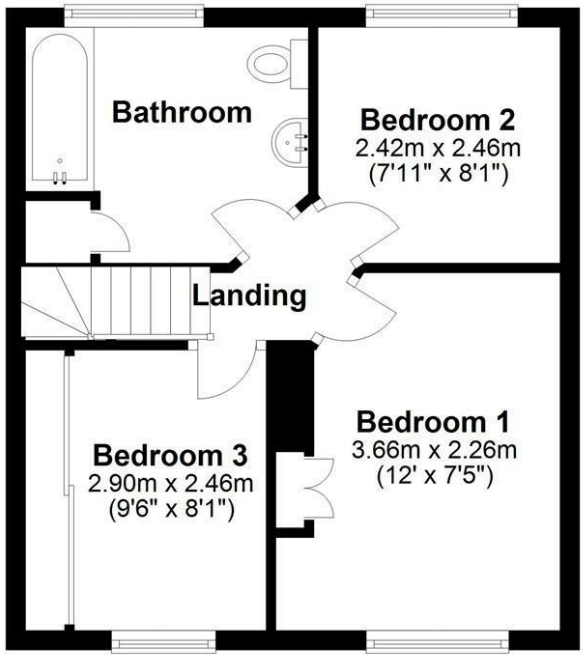
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)

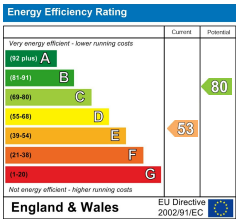


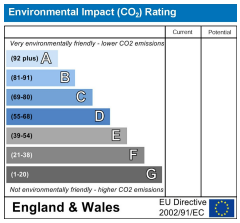
Total area: approx. 70.4 sq. metres (757.6 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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