



## 46 Kimpton Road Blackmore End, AL4 8LD

Welcome to this beautifully balanced semi-detached home, tucked away in the sought-after semi-rural village of Blackmore End—the perfect spot for families who want peaceful countryside living without giving up modern comfort. Notable features include a stunning living room and an impressive dining room. Externally, there is a generously proportioned L shaped plot that leads onto a private road (consent previously granted for a garage, but now lapsed) and to the front plenty of parking.

**Guide price £825,000**

# 46 Kimpton Road

## Blackmore End, AL4 8LD



- Spacious semi-detached residence, set in a prime countryside setting in Sought after Blackmore End
- 4 comfortably proportioned bedrooms
- Off street parking for multiple cars
- 3 beautiful reception rooms comprising a living room, dining room and family room
- First floor family bathroom and ground floor shower room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- Attractively fitted kitchen/breakfast room with walk-in larder and adjoining utility room
- Generous L-shaped garden with extensive paved patio and lawn
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles), Budgens Kimpton ( less than a mile walk)

### GROUND FLOOR

Entrance Hall

Shower Room

Living Room

23'1 14'11 (7.04m 4.55m)

Dining Room

18'9 x 12'10 (5.72m x 3.91m)

Family Room

11'11 x 10' (3.63m x 3.05m)

Kitchen/Breakfast Room

27'8 x 8'5 (8.43m x 2.57m)

Utility Room

9'10 x 4'9 (3.00m x 1.45m)

### FIRST FLOOR

### Landing

Bedroom One

12' x 11'10 (3.66m x 3.61m)

Bedroom Two

12' x 10'2 (3.66m x 3.10m)

Bedroom Three

13'9 x 8'4 (4.19m x 2.54m)

Bedroom Four

10'1 x 8'7 (3.07m x 2.62m)

Bathroom

Separate WC

### EXTERNALLY

L-shaped rear garden

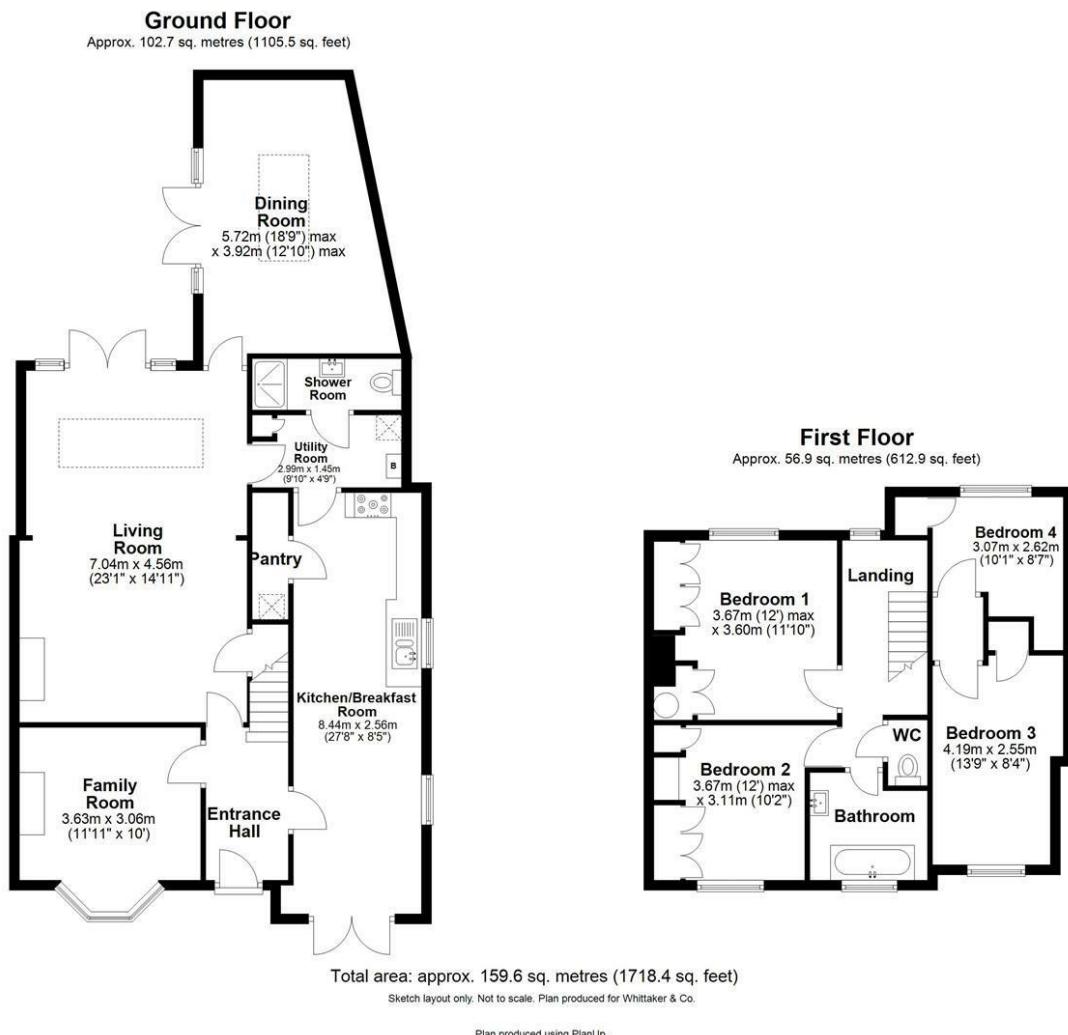
Ample off street parking



### Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
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