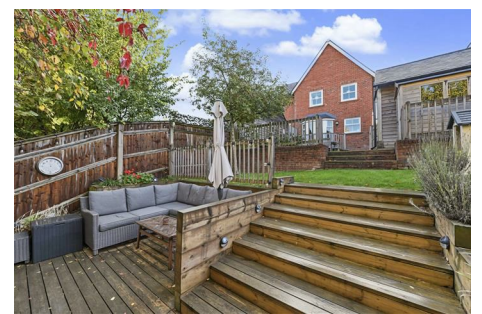




10 Probyn Close

Kimpton, SG4 8BL

Located in a quiet cul-de-sac in the picturesque village of Kimpton, this well-presented three-bedroom link-detached house offers 923 sq ft of freehold accommodation. It is close to local amenities, a new coffee shop and the village primary school. The refitted kitchen is notable and the centrepiece. The house has a landscaped rear garden with open views a car-port and off-street parking,

Guide price £550,000

10 Probyn Close

Kimpton, SG4 8BL



- Three bedrooms, including a primary bedroom with en-suite shower room renovation (2026)
- Kitchen appliances: induction hob, double oven/microwave, washer dryer and dishwasher
- Photovoltaic Solar Panels
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Spacious living room with a bay window
- Landscaped rear garden with decking and views of the hills
- Main family bathroom, plus a ground-floor WC
- Beautiful refitted kitchen/dining room (2026). Full height units with Quartz worktops and splashback
- Driveway with carport and EV charging point
- Quiet cul-de-sac in a village location, near the school, coffee shop and Budgens store/post office

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

19'3 max x 12'1 (5.87m max x 3.68m)

Kitchen/Dining Room

15'4 x 11'9 (4.67m x 3.58m)

FIRST FLOOR

Landing

Bedroom One

12'11 max x 9'8 (3.94m max x 2.95m)

En Suite Shower Room

Bedroom Two

10'7 x 8' (3.23m x 2.44m)

Bedroom Three

9'5 x 7' (2.87m x 2.13m)

Family Bathroom

EXTERNALLY

Carport

16'5 x 8'11 (5.00m x 2.72m)

Front Garden

Rear Garden



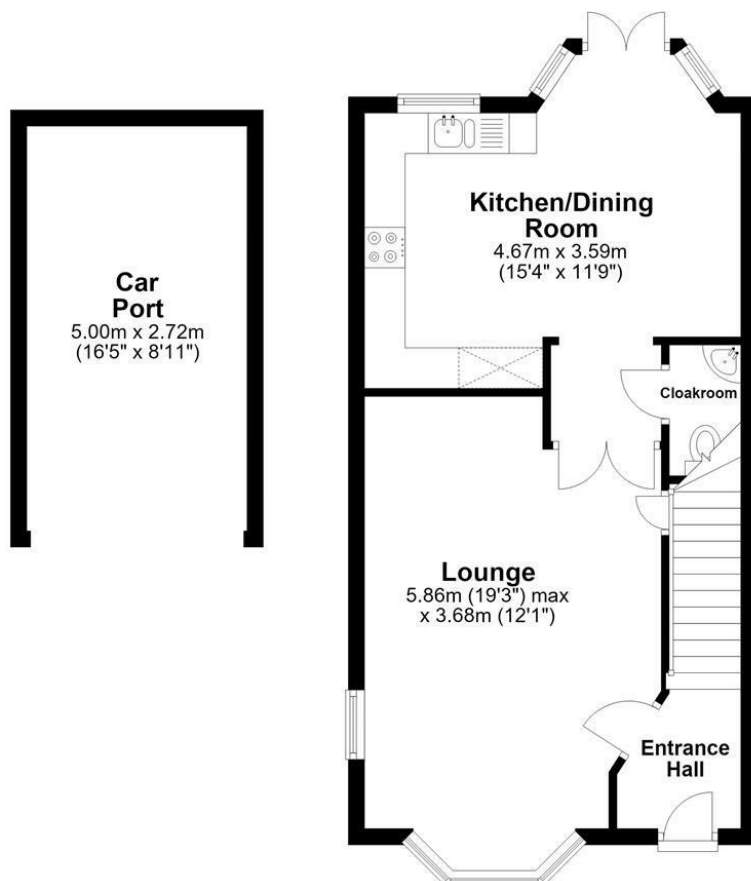
Directions



Floor Plan

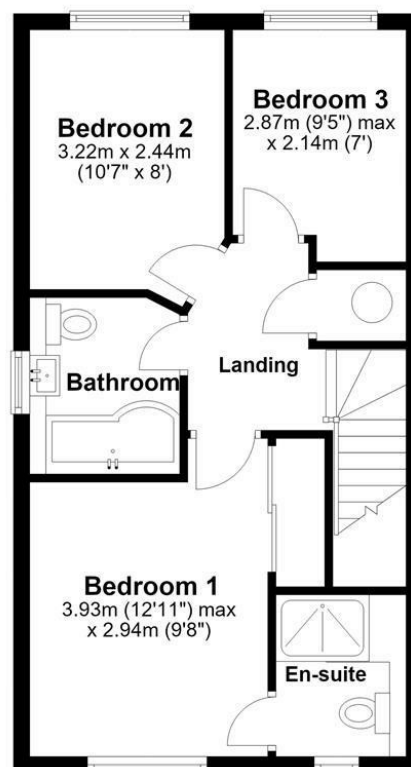
Ground Floor

Main area: approx. 42.5 sq. metres (458.0 sq. feet)
Plus car port, approx. 13.6 sq. metres (146.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Main area: Approx. 84.4 sq. metres (908.2 sq. feet)
Plus car port, approx. 13.6 sq. metres (146.3 sq. feet)

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

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