



40 Kimpton Road

Blackmore End, AL4 8LD

Originally built in the 1930's, this charming cottage style semi-detached house has a well presented interior and a versatile arrangement of rooms. Notable features include a main bedroom with recently fitted en-suite shower room, well fitted kitchen and attractive landscaped rear garden extending to approximately 128 feet in depth.

Guide price £825,000

40 Kimpton Road

Blackmore End, AL4 8LD



- 1930's built semi-detached house with scope for further extension (subject to planning)
- Master bedroom with recently added en-suite shower room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- a mature landscaped rear garden which is 128 feet in length
- 3 further bedrooms and a fitted modern bathroom
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles), Budgens Kimpton (less than a mile walk)
- 3 reception rooms, conservatory, study and an attractive fitted kitchen
- Off street parking on the gravel drive
- Council tax band F

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

14'9 x 12' (4.50m x 3.66m)

Family Room

10' x 9'9 (3.05m x 2.97m)

Study

10' x 7'7 (3.05m x 2.31m)

Conservatory

14'4 x 7'2 (4.37m x 2.18m)

Dining Room

10' x 9'9 (3.05m x 2.97m)

Kitchen

14'6 max x 10' (4.42m max x 3.05m)

FIRST FLOOR

Landing

Bedroom One

12' x 9'9 (3.66m x 2.97m)

En-Suite Shower Room

Bedroom Two

11'11 x 10'1 (3.63m x 3.07m)

Bedroom Three

10' max x 10' (3.05m max x 3.05m)

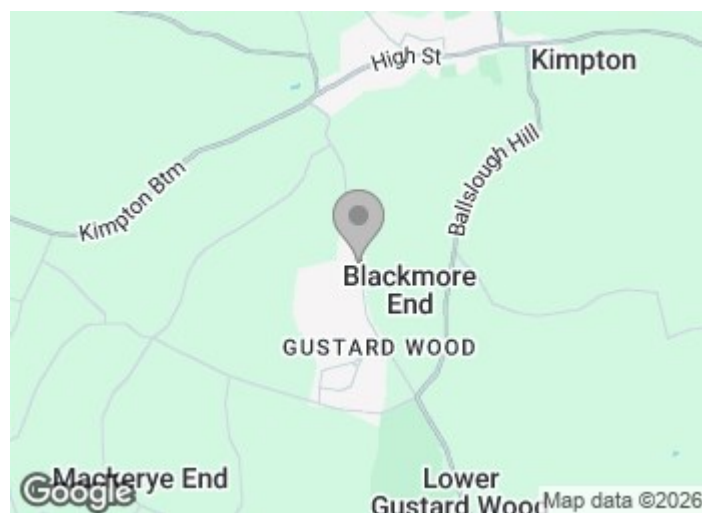
Bedroom Four

10' x 8'2 (3.05m x 2.49m)

Family Bathroom

EXTERNALLY

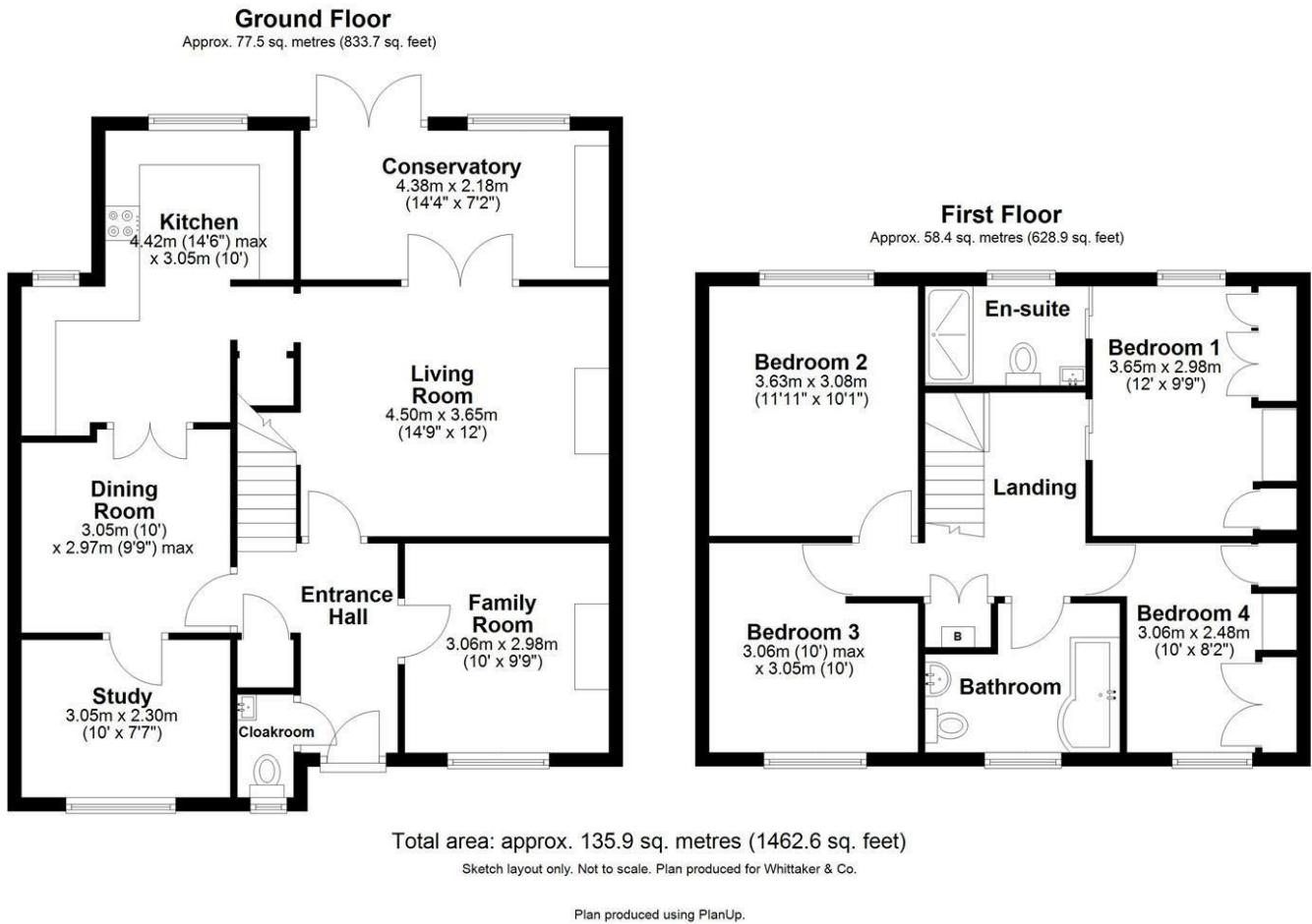
Off Street Parking (multiple vehicles)



[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.

