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 £435,000**

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## 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
- PLEASE NOTE: The Kimpton Grange owners have agreed to convey a garden sized piece of land to our client and solicitors are instructed
- Separate single garage
- Modern Kitchen generously equipped with Miele oven, induction hob, extractor and integrated fridge/freezer
- 3 comfortably proportioned bedrooms, all with green views
- Friendly village with good amenities, beautiful surrounding countryside and KWS secondary school catchment in Harpenden
- Quality fitted bathroom with Villeroy & Boch sanitaryware
- Paved south facing front garden and modest courtyard
- Harpenden mainline station 5 Miles

### 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

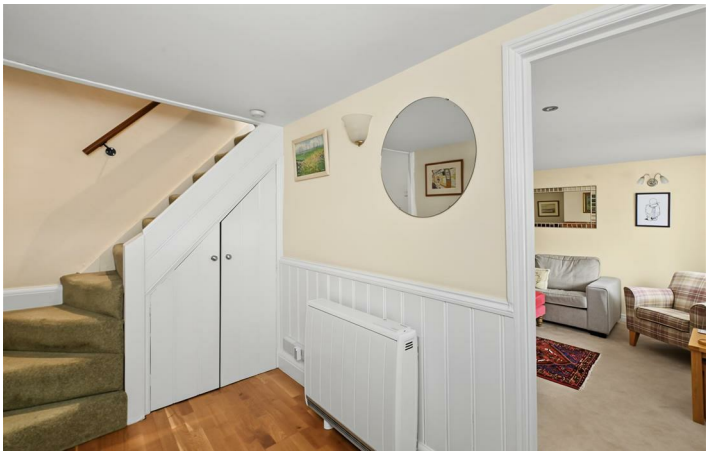
### EXTERNALLY

### Front Garden

### Small Courtyard (rear)

### Single Garage (en bloc)

### Directions

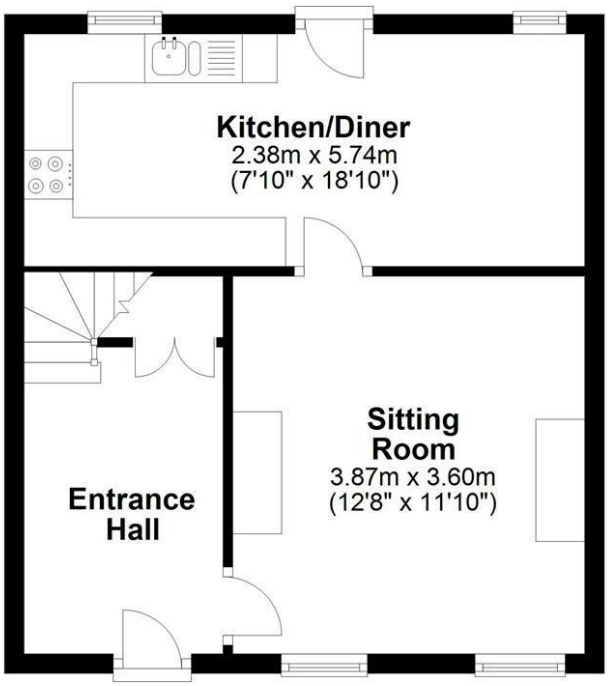


AUGUST

# Floor Plan

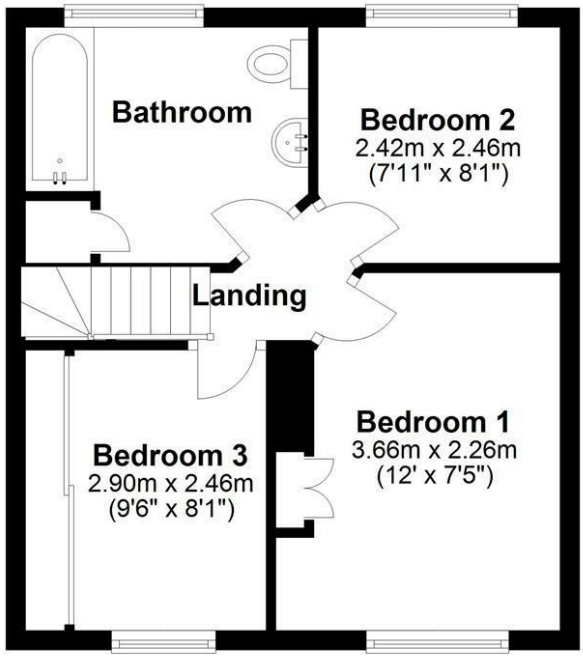
## Ground Floor

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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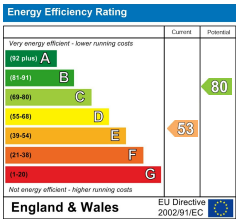


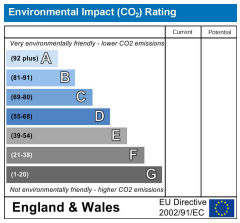


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