Whittaker & Co

THE PROPERTY PEOPLE

86 High Street

Kimpton, SG4 8QW

An exceptionally well presented detached cottage with a beautiful interior with notable features that include a super fitted kitchen with fitted appliances and a cosy living room with log burning stove. The property, which is CHAIN FREE, is set in a well regarded and extremely friendly Hertfordshire village.

Guide price £525,000

86 High Street

Kimpton, SG4 8QW

2 2 2 D

- A pretty bay fronted detached cottage in the heart of the village
- Beautiful fitted kitchen with large island and quartz work surfaces
- Lovely modern shower room
- Living room with log burner and a separate family room
- Appliances incorporated include oven, microwave, dishwasher, washing machine and fridge/freezer
- Attractive rear garden with timber summer house
- Tastefully fitted shower/cloakroom (ground floor)
- Main bedroom with fitted wardrobes and a second bedroom
- The village has a well regarded primary school, together with an excellent Budgens/post office , friendly village pub and coffee shop
- Wheathampstead (3.1 miles), Harpenden Station (4.2 miles), Hitchin Town Centre (8.7 miles)

GROUND FLOOR

Entrance Hall

Shower Room

Living Room

12'11 x 11'9 (3.94m x 3.58m)

Family Room

12'11 x 8'8 (3.94m x 2.64m)

Kitchen/Dining Room

16'6 x 12'4 (5.03m x 3.76m)

FIRST FLOOR

Landing

Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

Bedroom Two

9'4 x 6'6 (2.84m x 1.98m)

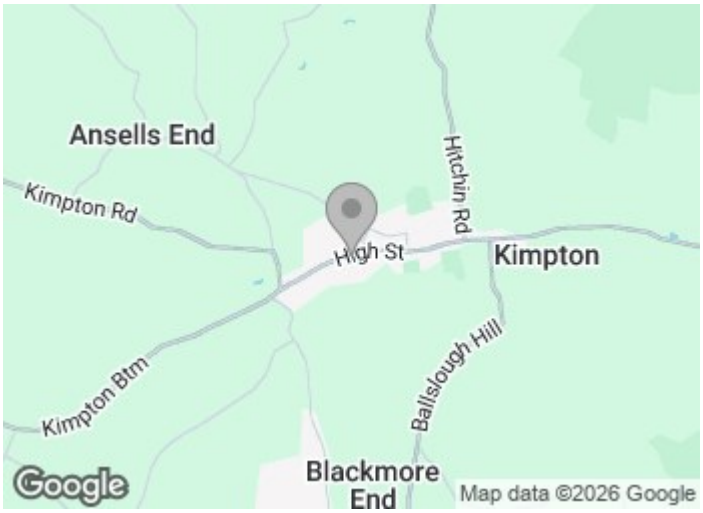
Shower Room

EXTERNALLY

Neat Frontage

Rear Garden

Summer House



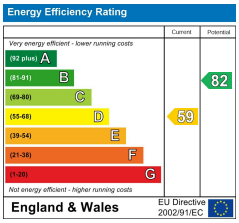
Directions

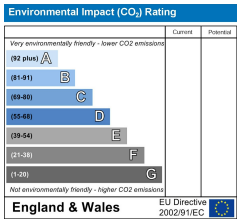
Floor Plan

Total area: approx. 92.6 sq. metres (997.2 sq. feet)

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

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.





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk