



15 Probyn Close

Kimpton, SG4 8BL

A beautiful 4 bedroom detached house with well proportioned living space and a detached double garage with cloakroom WC and first floor studio. This tastefully presented home, which was built by Croudace Homes, is tucked away at the end of a private cul-de-sac and located within the friendly and well regarded village of Kimpton. Harpenden (4.4 miles), Wheathampstead (3.2 miles)

Guide price £950,000

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5



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3



B

- Spacious detached residence in quiet cul-de-sac location
- Principle bedroom with en suite shower room, 3 further bedrooms and a family bathroom
- Village primary school and school bus pick up to KWS secondary school
- Bay fronted living room and separate dining room
- Double width garage with rear hall, cloakroom WC and first floor studio
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits
- Well equipped modern kitchen/breakfast room with island unit and adjoining utility room
- Rear garden, lawn and patio, attractive, well planted frontages
- Annual £300 management charge.

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

18'3 x 14'3 (5.56m x 4.34m)

Dining Room

11'2 x 10'11 (3.40m x 3.33m)

Kitchen/Breakfast Room

19'6 x 11'2 (5.94m x 3.40m)

Utility Room

8'1 x 7'6 (2.46m x 2.29m)

FIRST FLOOR

Landing

Principle Bedroom

18'3 max x 14'3 (5.56m max x 4.34m)

En Suite Shower Room

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)

Bedroom Three

10'7 max x 9'6 (3.23m max x 2.90m)

Bedroom Four

10'10 x 7'11 (3.30m x 2.41m)

Family Bathroom

EXTERNALLY

Double Width Garage

17'8 x 14'5 (5.38m x 4.39m)

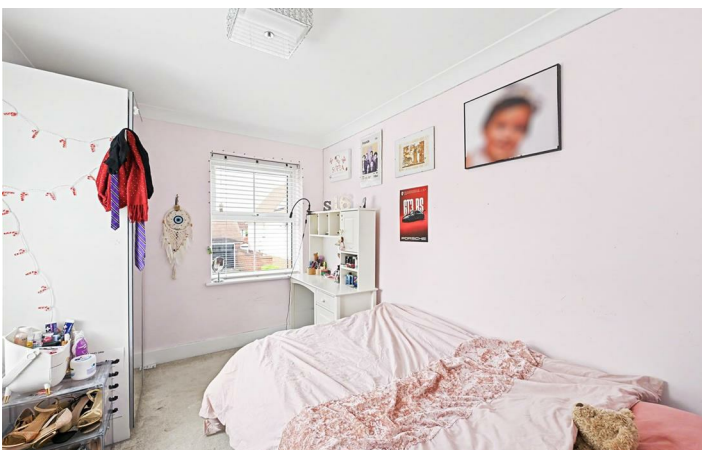
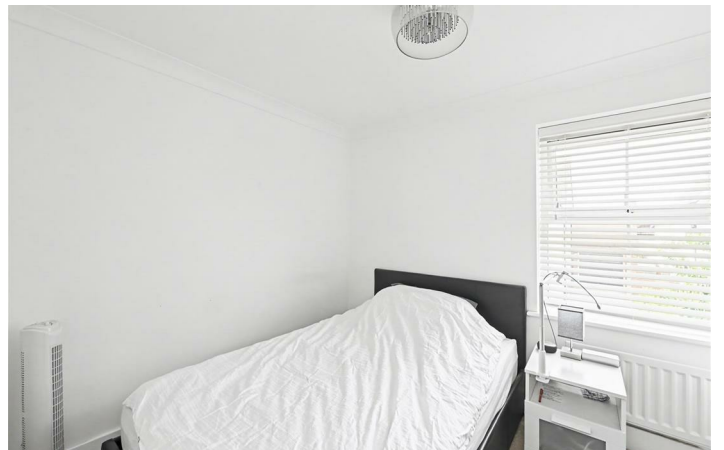
Studio/bedroom 5 (above garage)

Front Garden

Rear Garden



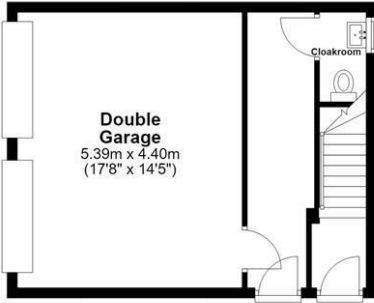
Directions



Floor Plan

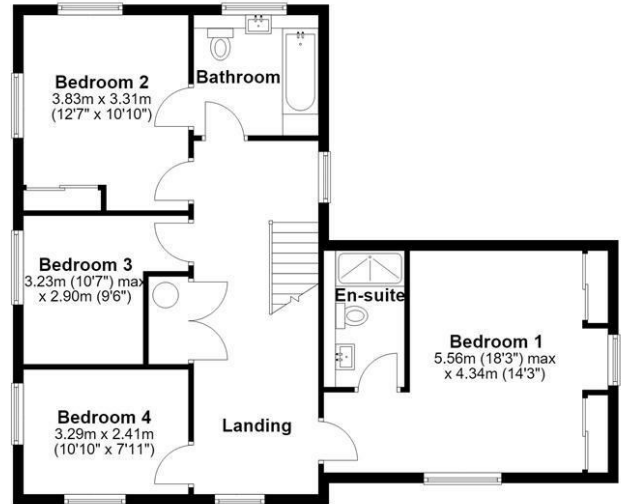
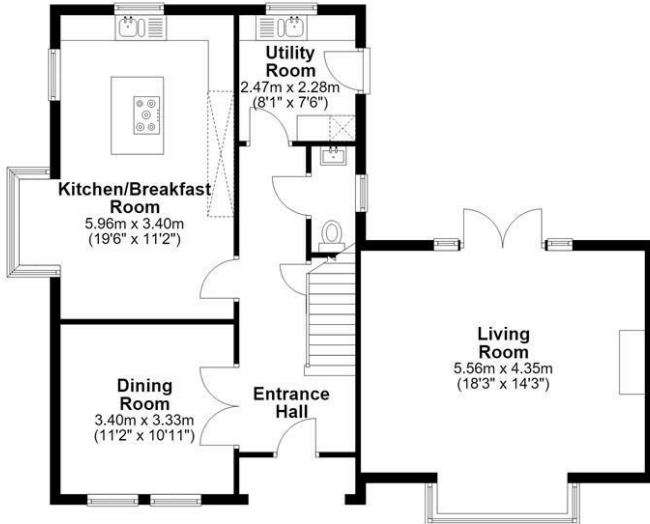
Ground Floor

Main area: approx. 81.2 sq. metres (873.9 sq. feet)
Plus garage and studio, approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Main area: approx. 79.1 sq. metres (851.5 sq. feet)
Plus garage and studio, approx. 21.9 sq. metres (235.8 sq. feet)



Main area: Approx. 160.3 sq. metres (1725.4 sq. feet)
Plus garage and studio, approx. 58.7 sq. metres (631.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		