



## 19 Canham Close

Kimpton, SG4 8SD

A stunning semi-detached residence which has been remodelled and modernised to a very high standard throughout. The matt marine blue fitted kitchen, is enhanced by granite worktops and a beautiful Amtico floor, which follows through to the living room. The thoughtfully landscaped rear garden provide a low maintenance outside space and there is parking for 3 cars.

**Guide price £550,000**

# 19 Canham Close

Kimpton, SG4 8SD



- An impressive semi detached house with a superb specification
- A utility room, study and shower room are also located off the hall
- Landscaped rear garden facing west and off street parking for 3 cars
- The property has a predominantly open plan style ground floor with the living room, kitchen/dining room and hall opening in to each other.
- There are 3 comfortably proportioned bedrooms
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Kitchen appliances: 2 Miele ovens, Miele induction hob with downward extraction, Miele dishwasher, Neff fridge/freezer and Quooker hot & cold filtered tap
- 4 piece bath and shower room with feature Japanese toilet
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits

## GROUND FLOOR

Entrance Hall

Cloak/Shower Room

Living Room

15'7 x 10'8 (4.75m x 3.25m)

Study

5' x 4'11 (1.52m x 1.50m)

Kitchen/Dining Room

19'3 x 8'3 (5.87m x 2.51m)

Utility Room

## FIRST FLOOR

Landing

Bedroom One

12'11 x 10'9 (3.94m x 3.28m)

Bedroom Two

10'11 x 10'10 (3.33m x 3.30m)

Bedroom three

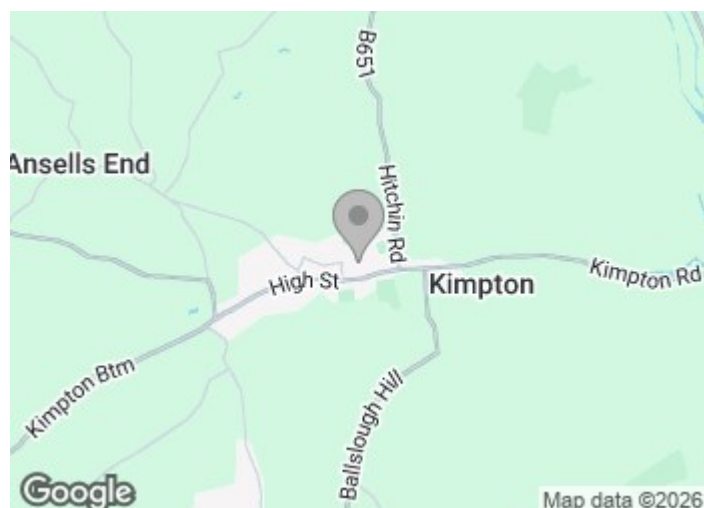
8'5 x 8'3 (2.57m x 2.51m)

Shower and Bathroom

## EXTERNALLY

Parking For 3 Vehicles

Rear Garden



Directions





Floor Plan

