



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

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Kimpton, SG4 8SD



- An impressive semi detached house with a superb specification
- The property has a predominantly open plan style ground floor with the living room, kitchen/dining room and hall opening in to each other.
- A utility room, study and shower room are also located off the hall
- There are 3 comfortably proportioned bedrooms
- Landscaped rear garden facing west and off street parking for 3 cars
- 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

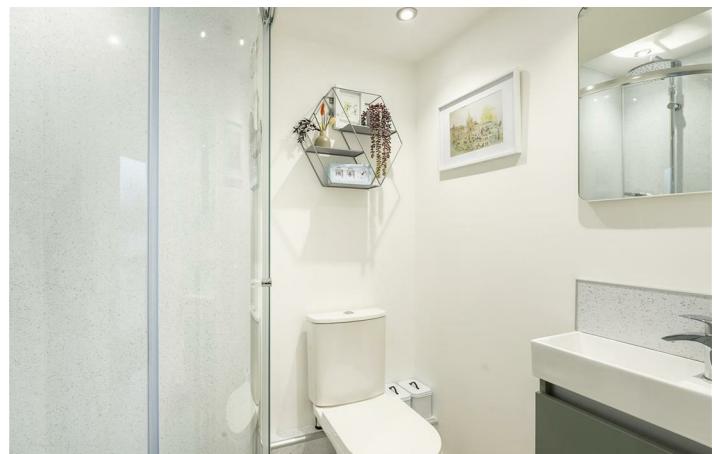
EXTERNALLY

Parking For 3 Vehicles

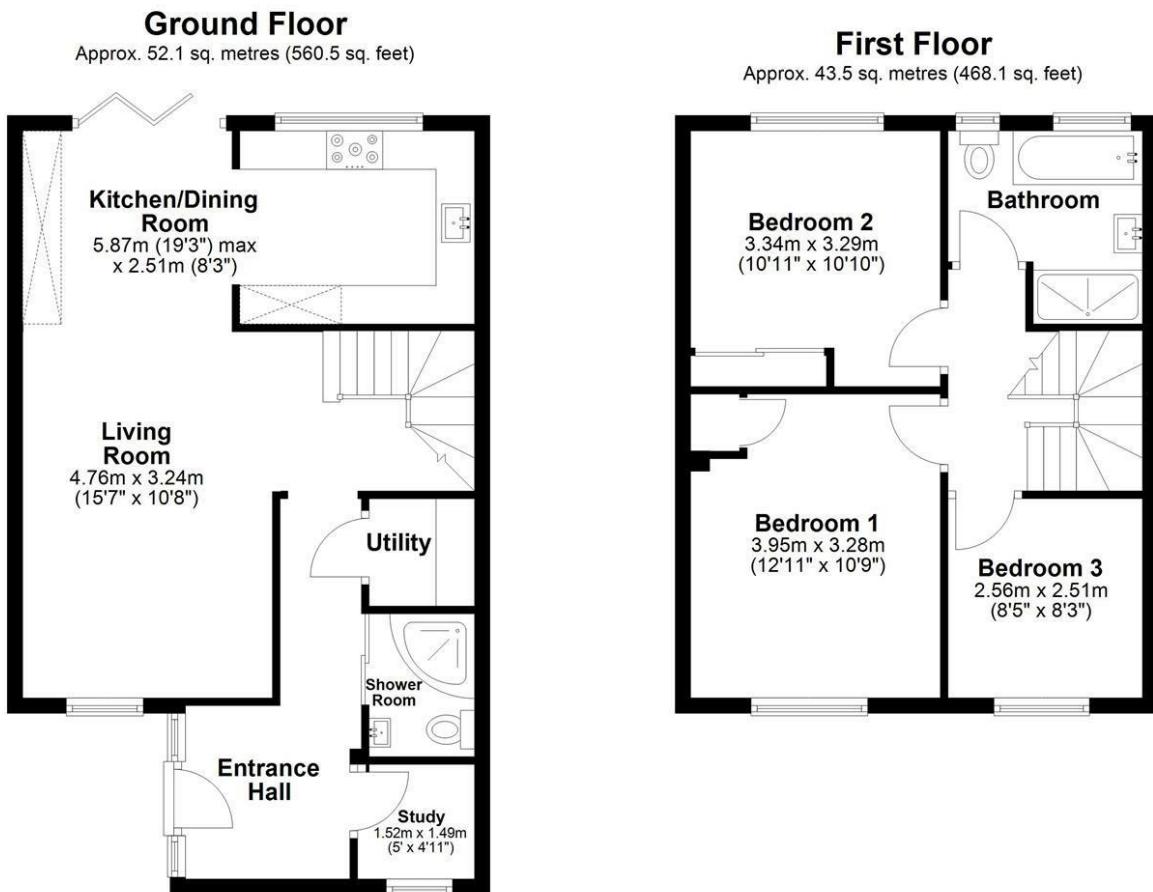
Rear Garden



Directions



Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			