



P U T T E R I L L S

est. 1992

Kimpton Bottom, Kimpton, Hitchin, SG4 8ET

Guide price £400,000

Set within a tranquil location is this three bedroom character cottage, modernised throughout to a high standard and enjoying splendid views over open countryside.

Set within a tranquil location is this three bedroom character cottage, modernised throughout to a high standard and enjoying splendid views over open countryside. Set on the fringes of the popular village of Kimpton the property enjoys woodland views over Kimpton Grange and the rolling paddocks beyond. Beautifully improved and maintained throughout, this cottage should be viewed to be truly appreciated.

The village of Kimpton is situated within the beautiful Hertfordshire countryside about three miles from Harpenden. It is well connected with St Albans, Hitchin, Welwyn Garden City, and Stevenage which are all within a short car journey, both the M1 and A1(M) are also easy to reach. Travelling into Central London from Kimpton takes less than an hour.

Entrance Hall

Door to the front aspect, under stairs storage cupboard and heater.

Living Room

Feature wood burner with surround, two double glazed windows to the front aspect. Wall lights and TV point. Door to:

Kitchen/ Dining Room

Stunning modern fitted kitchen with a great selection of both wall and base units with work tops over. Miele built in oven with induction hob and extractor. Double glazed window to the rear and double glazed stable style door. Stainless steel sink with drainer, plumbing for washing machine and dishwasher. Integrated fridge/ freezer, storage heater and room for a dining

table.

Stairs to First Floor

Landing

Loft access and doors to all rooms.

Bedroom One

Double glazed window to the front enjoying tranquil countryside views, built in cupboard.

Bedroom Two

Double glazed window to the rear enjoying woodland views, heater and carpet.

Bedroom Three

Double glazed window to the front enjoying the countryside views, and carpets. Cupboard over stairs.

Bathroom

Modern white three piece Villeroy

Boch suite consisting of bath with mixer taps and shower over, low level WC and wash hand basin. Fully tiled and heated towel rail. Double glazed window to the rear aspect. Airing cupboard.

Outside

Off street parking and a detached garage. Paved low maintenance front garden providing a sun trap to enjoy the countryside views.

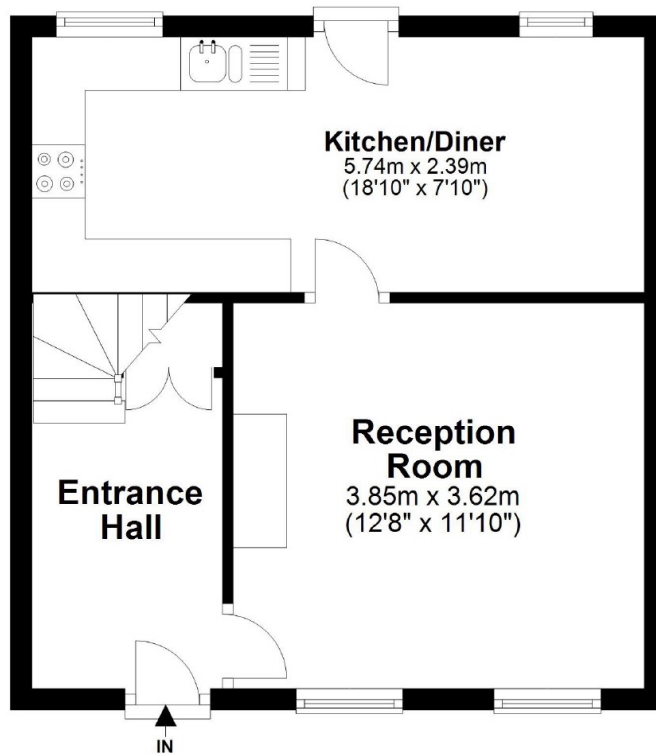






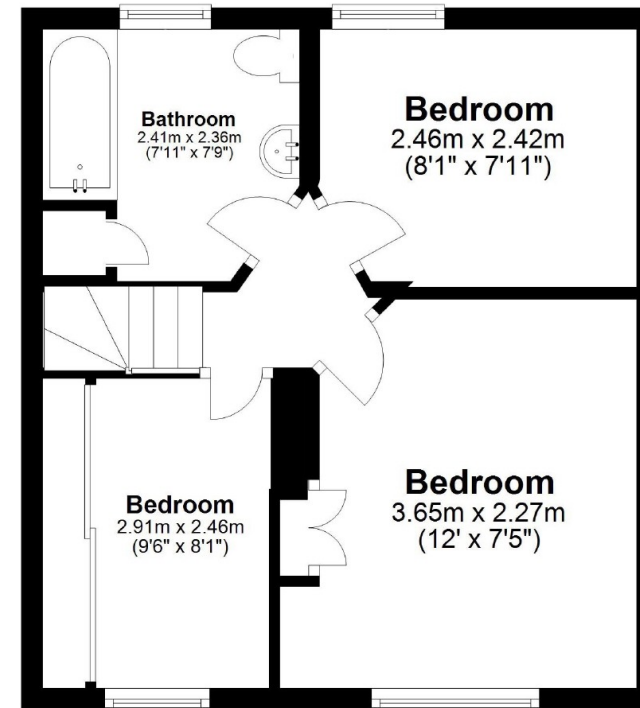
Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)

Floor plan produced by Ellison & Co Property Solutions Limited. Plan and measurements are for guidance only.

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Plan produced using PlanUp.



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