



**38 Canham Close, Kimpton, SG4 8SD**  
**Asking Price £525,000**

**space**  
estates.com

A chain-free, beautifully maintained three-bedroom family home, in a quiet cul-de-sac in the sought-after village of Kimpton, just a short walk from the village school.

Accommodation on the ground floor comprising of; entrance hall leading into a bright and spacious lounge, seamlessly connected to the kitchen and dining area with bifold doors that open onto the private rear garden. The hallway also provides internal access to the garage, which offers potential for further redevelopment.

Upstairs, there are two well-proportioned double bedrooms, a comfortable single bedroom, and a modern family bathroom complete with a walk-in shower, bathtub, and a separate WC.

Outside, the property benefits from a large driveway and garage access while the rear garden offers a private space featuring a recently installed decked area and convenient side access to the front.

Kimpton village is located north of Wheathampstead. The property is also conveniently positioned within easy reach of Harpenden and St Albans by car or bus.

Freehold Tenure.  
Council Tax Band E.

- NO UPPER CHAIN
- END OF CUL-DE-SAC
- LARGE DRIVEWAY AND GARAGE
- LARGE OPEN PLAN LIVING SPACE WITH DIRECT GARDEN ACCESS
- SEMI DETACHED FAMILY HOME
- VILLAGE LOCATION
- EXTENDED TO THE GROUND FLOOR
- THREE BEDROOMS

**Entrance Hall with built in storage**

**Living / Dining Room**

**Kitchen / Breakfast Room with bifold doors**

**Internal access to garage**

**Spacious landing providing access to**

**Master Bedroom**

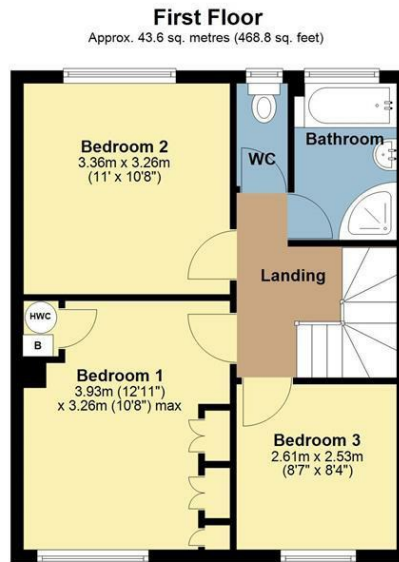
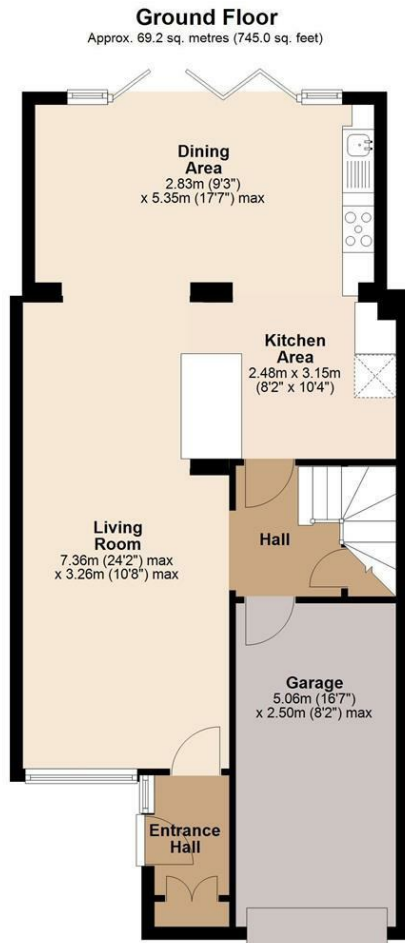
**Second Double Bedroom**

**Third Bedroom**

**Bathroom with separate shower**

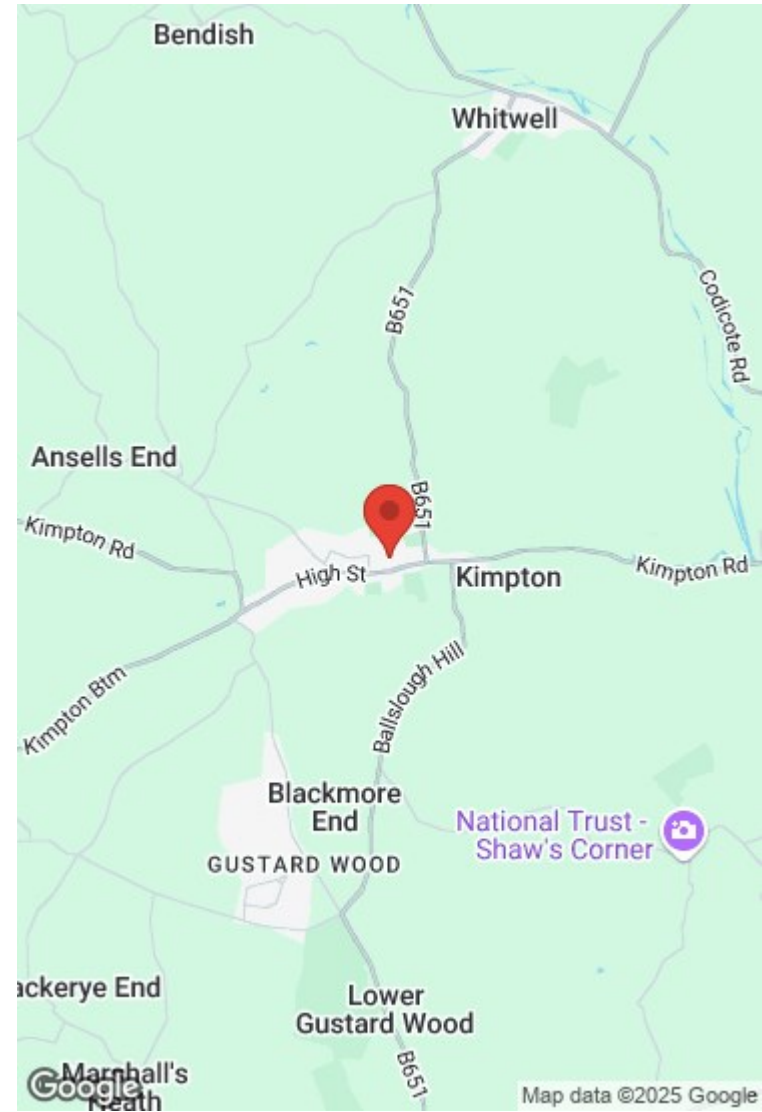
**WC**





Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	83
England & Wales		EU Directive 2002/91/EC	

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



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