



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

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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

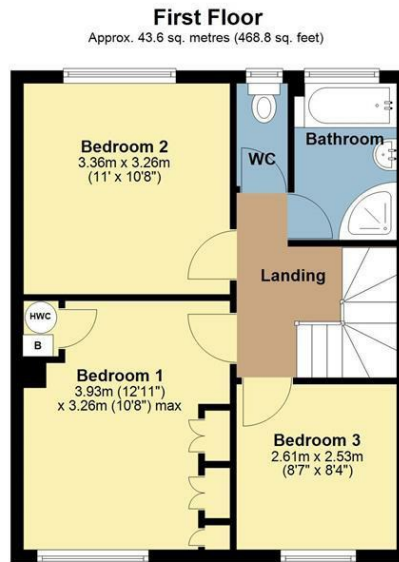
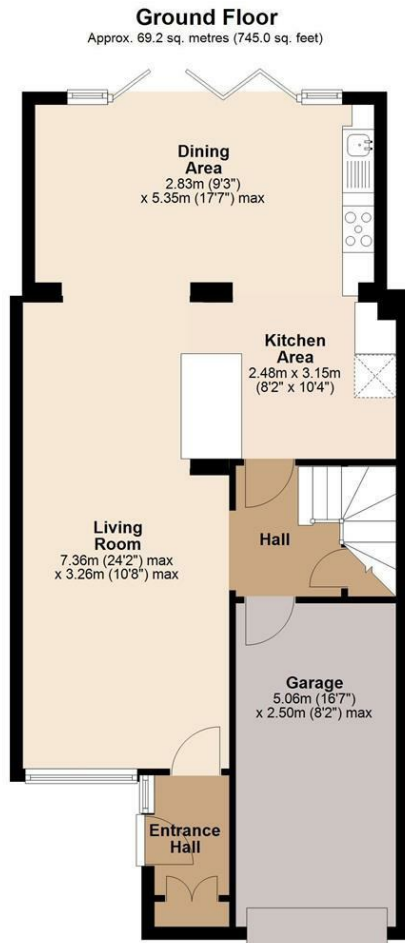
Second Double Bedroom

Third Bedroom

Bathroom with separate shower

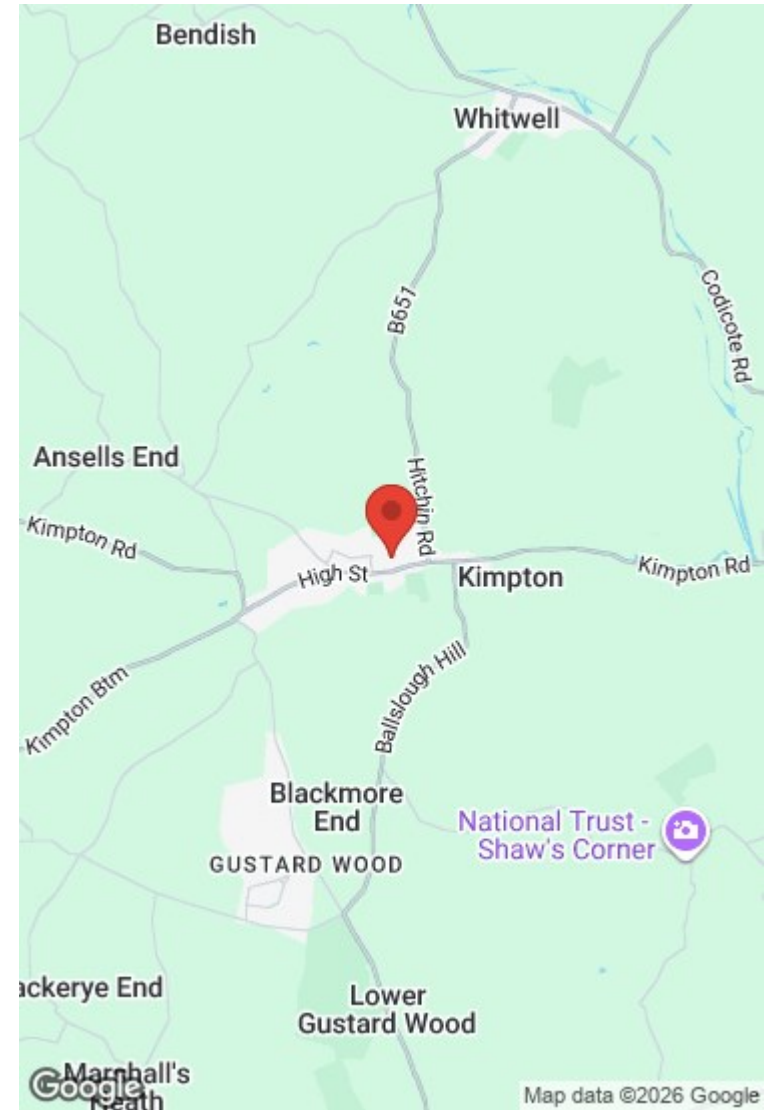
WC





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

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
Plan produced using PlanUp...



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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