



122 High Street

Kimpton, SG4 8QP

A thoughtfully extended and remodeled semi-detached house with versatile living space, a large garden and off street parking. The Bedsit/Bedroom four provides an ideal living space for an elderly relative or nanny, together with opportunities for Air B & B.

Guide price £699,950

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- Skilfully extended and remodeled semi-detached family home
- Well fitted kitchen with adjoining utility room
- Bedroom two with dressing area and further double bedroom
- Harpenden centre and mainline station 4.2 miles
- Cosy sitting room with open fireplace
- Bedsit with en suite shower room (Air B & B opportunity or additional reception room)
- Well proportioned rear garden with timber workshop and log storage. Ample off street parking
- Comfortable and spacious dining/family room
- Principle bedroom with beautiful en suite bathroom and dressing area
- Incredibly friendly village with general store/post office

GROUND FLOOR

Sitting Room

14'6 x 12' (4.42m x 3.66m)

Dining/Family Room

18'3 x 14'6 (5.56m x 4.42m)

Kitchen

12' x 8 (3.66m x 2.44m)

Adjoining Utility Room

11' x 6' (3.35m x 1.83m)

Bedroom Four/Third Reception Room

18'2 x 15'2 (5.54m x 4.62m)

En Suite Shower Room

Bedroom One inc. Dressing Area

19' max x 9' (5.79m max x 2.74m)

En Suite Bathroom

Bedroom Two inc. Dressing Area

15'8 max x 9' (4.78m max x 2.74m)

Bedroom Three

14'6 x 10' (4.42m x 3.05m)

Shower Room

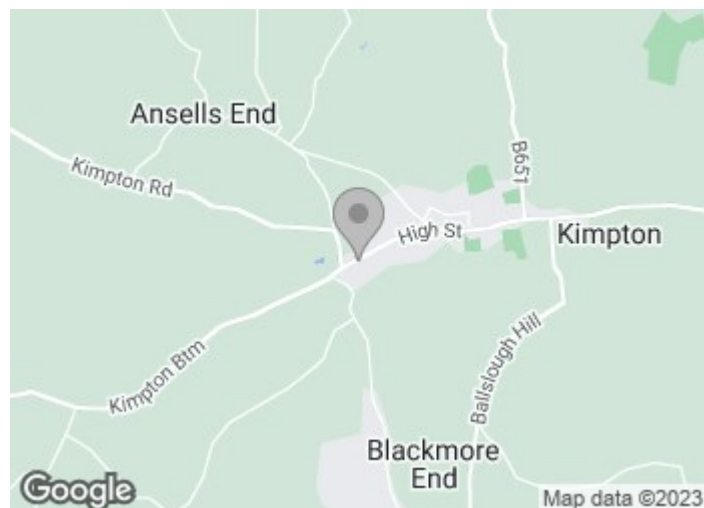
EXTERNALLY

Generously Proportioned Rear Garden

Front Garden

Ample Drive Parking

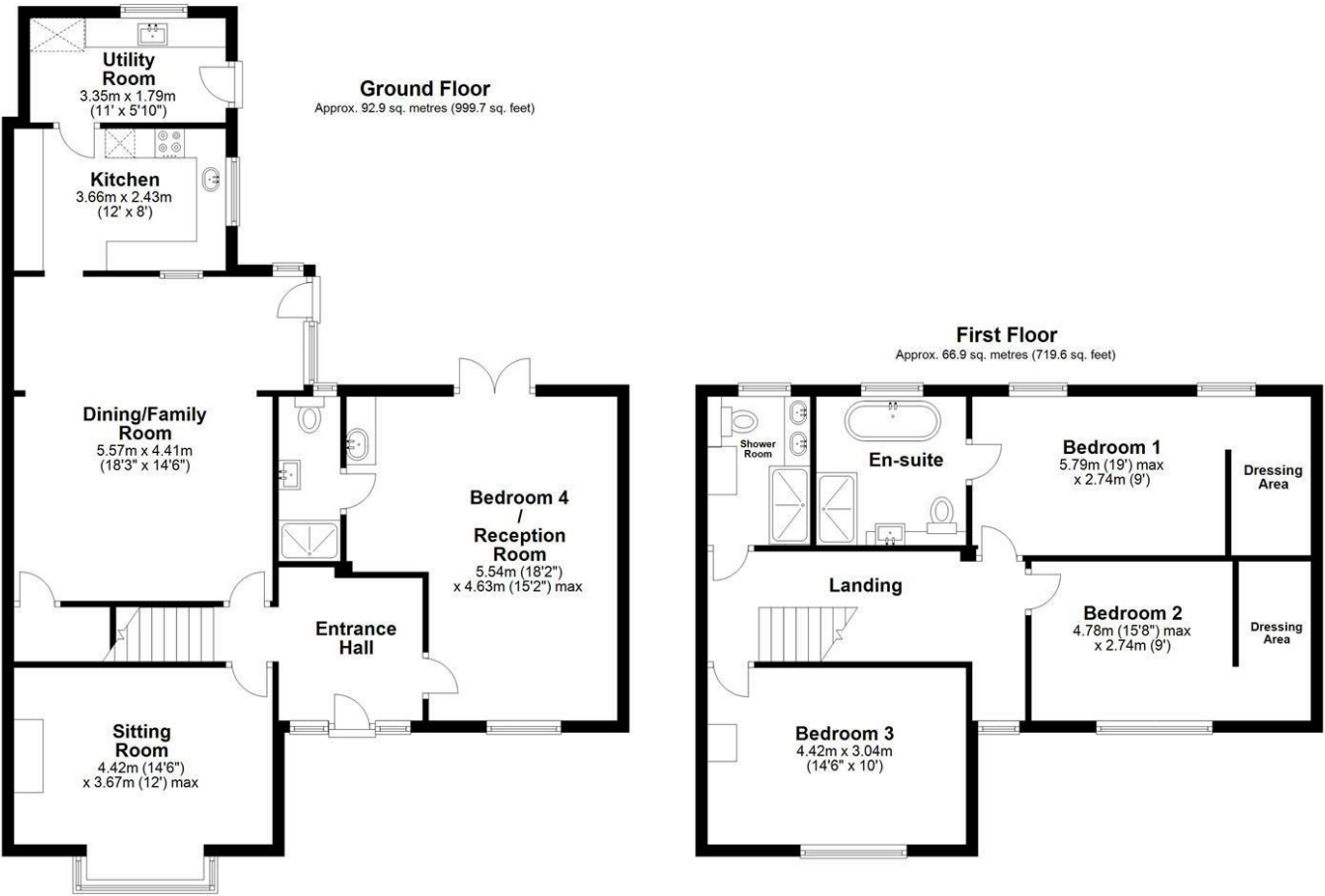
LANDING



[Directions](#)



Floor Plan



Total area: approx. 159.7 sq. metres (1719.3 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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