



9 The Green

Kimpton, SG4 8RZ

Charming semi-detached 2 bedroom cottage with delightful views across the green. The property is presented to a very good standard and located in a particularly sought after location in the conservation area.

Offers in excess of £425,000

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- Set in one of Kimptons most prized locations
- There are two attractive bedrooms, with bedroom one enjoying views across the green
- Gas fired radiator central heating
- Sitting Room with log burner, which leads into the dining room with trap door to cellar
- Beautifully fitted modern bathroom with shower unit over the bath
- The village has both primary and preschools, together with an excellent Budgens/post office and friendly village pub
- Well fitted modern kitchen
- Easily maintained courtyard garden and frontage
- Harpenden station 3.9 miles, KWS secondary School 2.7 miles, St Albans City Centre 8.4 miles

GROUND FLOOR

Sitting Room

12'2 x 9'2 (3.71m x 2.79m)

Dining Room

10'8 x 9'2 (3.25m x 2.79m)

Kitchen

14'9 x 5'11 (4.50m x 1.80m)

Cellar

14'11 x 9'5 (4.55m x 2.87m)

FIRST FLOOR

Landing

Bedroom One

12'8 x 11'8 (3.86m x 3.56m)

Bedroom Two

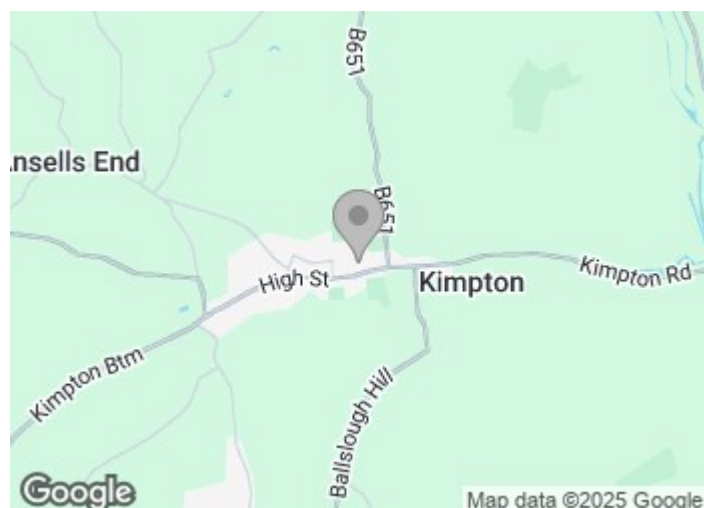
10'4 x 8'1 (3.15m x 2.46m)

Bathroom

EXTERNALLY

Courtyard Garden

Frontage



[Directions](#)



The Green

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft
Cellar = 12.9 sq m / 139 sq ft
Total = 75.3 sq m / 811 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008677)

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