Whittaker & Co

THE PROPERTY PEOPLE









31 High Street

Kimpton, SG4 8RA

An attractive character cottage featuring 3 bedrooms, gorgeous kitchen/breakfast room and a lovely family bathroom, set in this exceptionally popular Hertfordshire village. CHAIN FREE.

Guide price £425,000

31 High Street
Kimpton, SG4 8RA

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- Living room with highly decorative Victorian fireplace
- Front elevation with arched sash windows.
- South facing rear garden with gate access
- Separate dining room with fireplce
- 3 bedrooms, the 3rd bedroom is formed from a skillful loft conversion.
- Great junior/mixed infant school and super pre school
- Beautiful kitchen with part vaulted ceiling, range cooker and granite work surfaces.
- lovely 4 piece bathroom suite incorporating a bath and separate shower enclosure
- Great convenience store with post office, together with numerous clubs and leisure activities.

GROUND FLOOR

Living room
12'9 x 11'11 (3.89m x 3.63m)

Dining Room
12'9 x 10'6 (3.89m x 3.20m)

Kitchen/Breakfast Room
19'5 x 7'5 (5.92m x 2.26m)

FIRST FLOOR

Landing

Bedroom One
12'9 x 11'10 (3.89m x 3.61m)

Bedroom Two
10'5 x 7'7 (3.18m x 2.31m)

Bathroom

SECOND FLOOR

Bedroom Three
11'5 x 7'7 (3.48m x 2.31m)

EXTERNALLY

Rear Garden



Directions

















Floor Plan



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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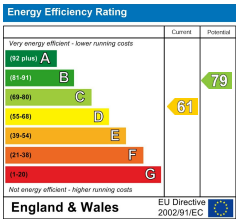

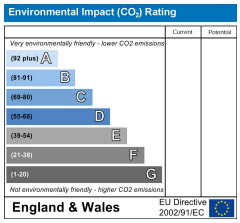

1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk