



Angel Cottage 8 Kimpton Bottom

Kimpton, SG4 8ET

A charming end of terrace cottage with attractive 'Chequerboard' elevations. Set in an enviable village location with delightful views over neighbouring grazing land, this pretty cottage is certain to be popular. CHAIN FREE.

Guide price £360,000

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- Pretty end of terrace cottage with lovely countryside views
- Two bedrooms and well equipped bathroom , which includes both a bath and separate shower enclosure
- Kimpton is socially friendly and has many clubs and leisure pursuits catering for all manner of interests
- Charming South facing patio garden to the frontage, together with off street parking. (NOTE: The property doesn't have a rear garden, but instead has a rear passageway)
- The accommodation is double glazed and has electric storage heating.
- Harpenden mainline station (5 miles), great service to St Pancras
- Bay fronted living room with adjoining kitchen, which is equipped with a selection of built-in appliances
- Welcoming village location with good amenities, beautiful surrounding countryside benefitting from KWS secondary school catchment in Harpenden
- Harpenden town centre offers a comprehensive range of shops and a great selection of restaurants

GROUND FLOOR

Gabled Storm Porch

Living Room

18' x 12' (5.49m x 3.66m)

Kitchen

9'2 x 6'1 (2.79m x 1.85m)

FIRST FLOOR

Landing

Bedroom One

12' x 10'1 (3.66m x 3.07m)

Bedroom Two

7'6 x 7'6 max (2.29m x 2.29m max)

Bathroom

EXTERNALLY

Patio Frontage

Off Street Parking



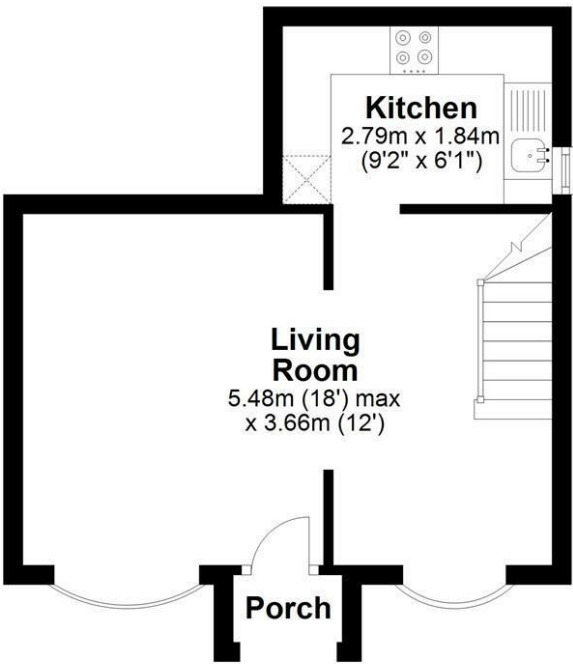
Directions



Floor Plan

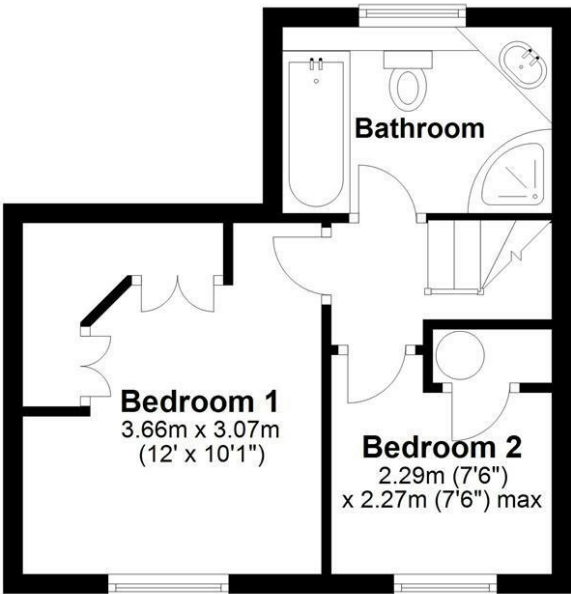
Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 52.3 sq. metres (562.7 sq. feet)

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

Plan produced using PlanUp.

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