



## 22 Lawn Avenue Kimpton, SG4 8QD

An appealing semi-detached bungalow with a detached garage and a selection of outbuildings. Occupying a central position in this highly regarded village, it is just a short stroll from the excellent village store/post office (Budgens) and is available CHAIN FREE.

**Guide price £395,000**

# 22 Lawn Avenue

## Kimpton, SG4 8QD



- Semi-detached bungalow located in a friendly village location
- Two bedrooms and a well fitted shower room
- The detached garage is built on land which is leased from NHDC
- Charming sitting room and separate dining room with casement doors opening to the rear garden
- Well tended gardens to the front and rear
- Gas fired central heating and double glazing
- Attractive kitchen fitted with a range of storage units, twin ovens, electric hob and extractor canopy
- Range of outbuildings which include a workshop (insulated) and two sheds (one insulated)
- The village has both primary and preschools, together with an excellent Budgens/post office and friendly village pub

### ACCOMMODATION

#### Entrance Hall

#### Sitting Room

12'2 x 12'1 (3.71m x 3.68m)

#### Dining Room

13'5 x 8'8 (4.09m x 2.64m)

#### Kitchen

8'9 x 8'6 (2.67m x 2.59m)

#### Bedroom One

12'1 x 10'10 (3.68m x 3.30m)

#### Bedroom Two

8'11 x 8'10 (2.72m x 2.69m)

#### Shower Room

### EXTERNALLY

#### Front Garden

#### Rear Garden

#### Garage

15'3 x 10'10 (4.65m x 3.30m)

#### Workshop

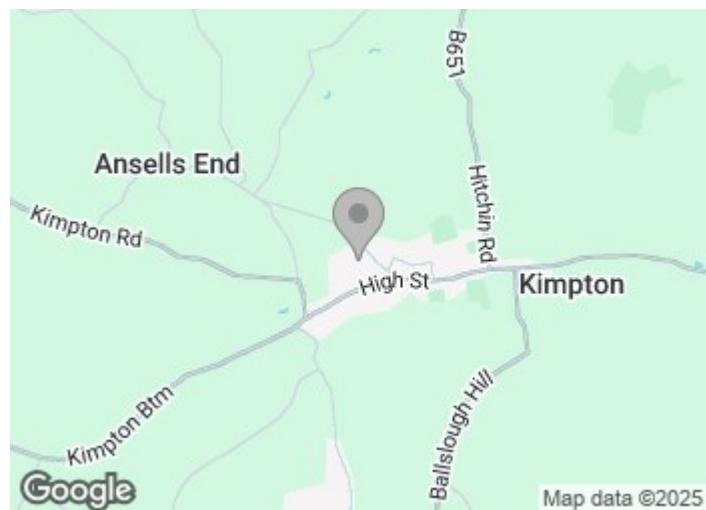
7'7 x 6'7 (2.31m x 2.01m)

#### Shed 1

7'7 x 5'9 (2.31m x 1.75m)

#### Shed 2

7'7 x 5'9 (2.31m x 1.75m)



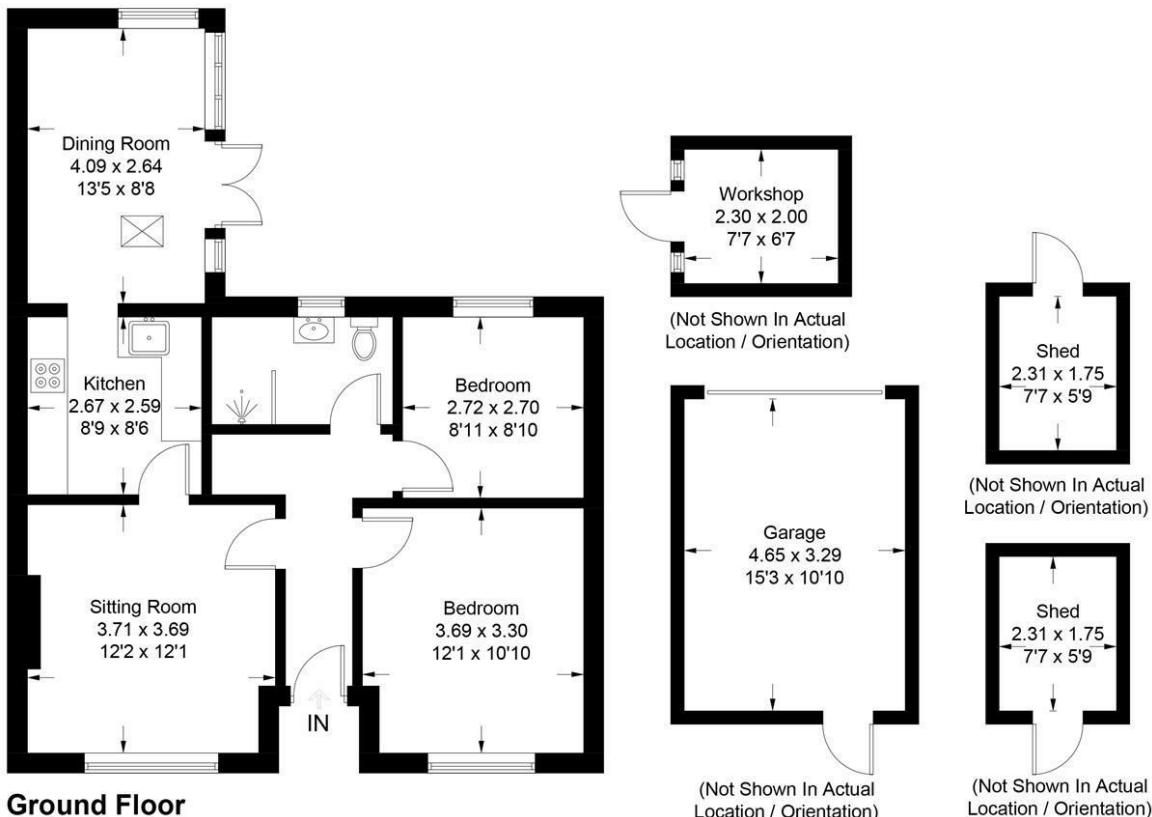
### Directions



## Floor Plan

### Lawn Avenue

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft  
 Outbuildings = 28.0 sq m / 301 sq ft  
 Total = 91.9 sq m / 989 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1023158)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			