



## 46 Kimpton Road

Blackmore End, AL4 8LD

This well proportioned semi-detached house is located in the highly regarded semi-rural location of Blackmore end and the accommodation is presented to a good standard throughout. Notable features include a stunning living room and an impressive dining room. Externally, there is a generously proportioned L shaped plot that leads onto a private road (consent previously granted for a garage, but now lapsed) and to the front plenty of parking.

**Guide price £850,000**

# 46 Kimpton Road

## Blackmore End, AL4 8LD



- Spacious semi-detached residence, set in a prime countryside setting in Sought after Blackmore End
- 4 comfortably proportioned bedrooms
- Off street parking for multiple cars
- 3 beautiful reception rooms comprising a living room, dining room and family room
- First floor family bathroom and ground floor shower room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- Attractively fitted kitchen/breakfast room with walk-in larder and adjoining utility room
- Generous L-shaped garden with extensive paved patio and lawn
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles), Budgens Kimpton ( less than a mile walk)

### GROUND FLOOR

Entrance Hall

Shower Room

Living Room

23'1 14'11 (7.04m x 4.55m)

Dining Room

18'9 x 12'10 (5.72m x 3.91m)

Family Room

11'11 x 10' (3.63m x 3.05m)

Kitchen/Breakfast Room

27'8 x 8'5 (8.43m x 2.57m)

Utility Room

9'10 x 4'9 (3.00m x 1.45m)

### FIRST FLOOR

### Landing

Bedroom One

12' x 11'10 (3.66m x 3.61m)

Bedroom Two

12' x 10'2 (3.66m x 3.10m)

Bedroom Three

13'9 x 8'4 (4.19m x 2.54m)

Bedroom Four

10'1 x 8'7 (3.07m x 2.62m)

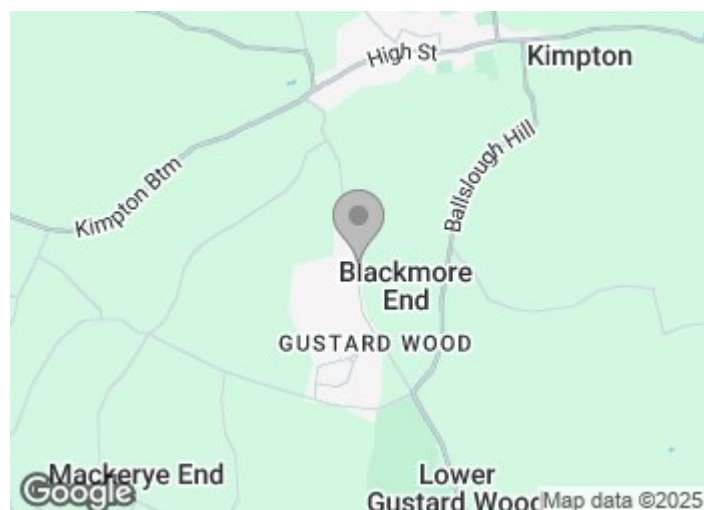
Bathroom

Separate WC

### EXTERNALLY

L-shaped rear garden

Ample off street parking

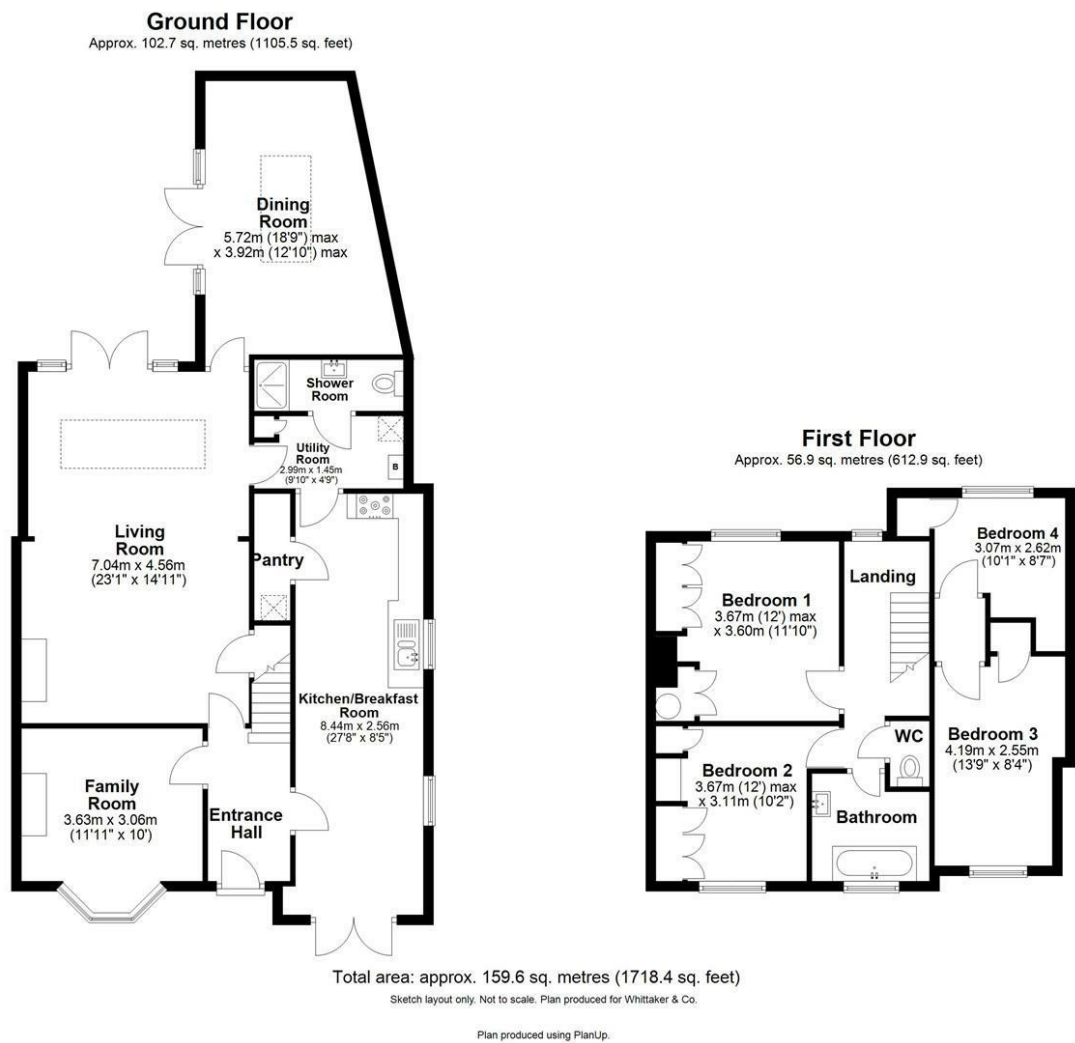


[Directions](#)





Floor Plan



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