



## 20 Dacre Crescent

Kimpton, SG4 8QJ

Occupying a good position in a well regarded residential road in the charming village of Kimpton, this detached property has the benefit of a ground floor rear extension and a garden that faces south. It is also well presented throughout.

**Guide price £630,000**

# 20 Dacre Crescent

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- Detached 3 bedroom house with ground floor extension and south facing rear garden
- 3 well proportioned bedrooms and modern bathroom suite
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits
- Lounge with multi fuel burning stove and spacious dining/family room
- Detached single garage and block paved drive providing parking for 3 cars
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Well fitted kitchen with integrated dishwasher
- Garden room (timber construction) with light, power and convector radiators. Ideal home office
- Notable Kimpton events: Horse Show, Art Show, May festival, Folk Festival

## GROUND FLOOR

### Entrance Hall

### Lounge

14' x 11'11 (4.27m x 3.63m)

### Dining Room (Extended)

17'8 x 9'11 (5.38m x 3.02m)

### Kitchen

11' x 8'10 (3.35m x 2.69m)

## FIRST FLOOR

### Landing

### Bedroom One

14'1 x 10'7 (4.29m x 3.23m)

### Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

### Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)

### Bathroom

## EXTERIOR

### Detached Garage

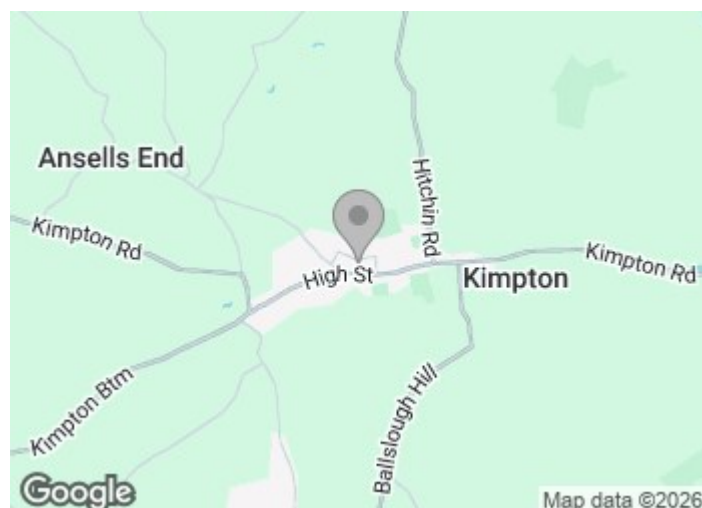
17'5 x 8'8 (5.31m x 2.64m)

### Garden Room

7'5 x 7'5 (2.26m x 2.26m)

### Drive Parking (3 cars)

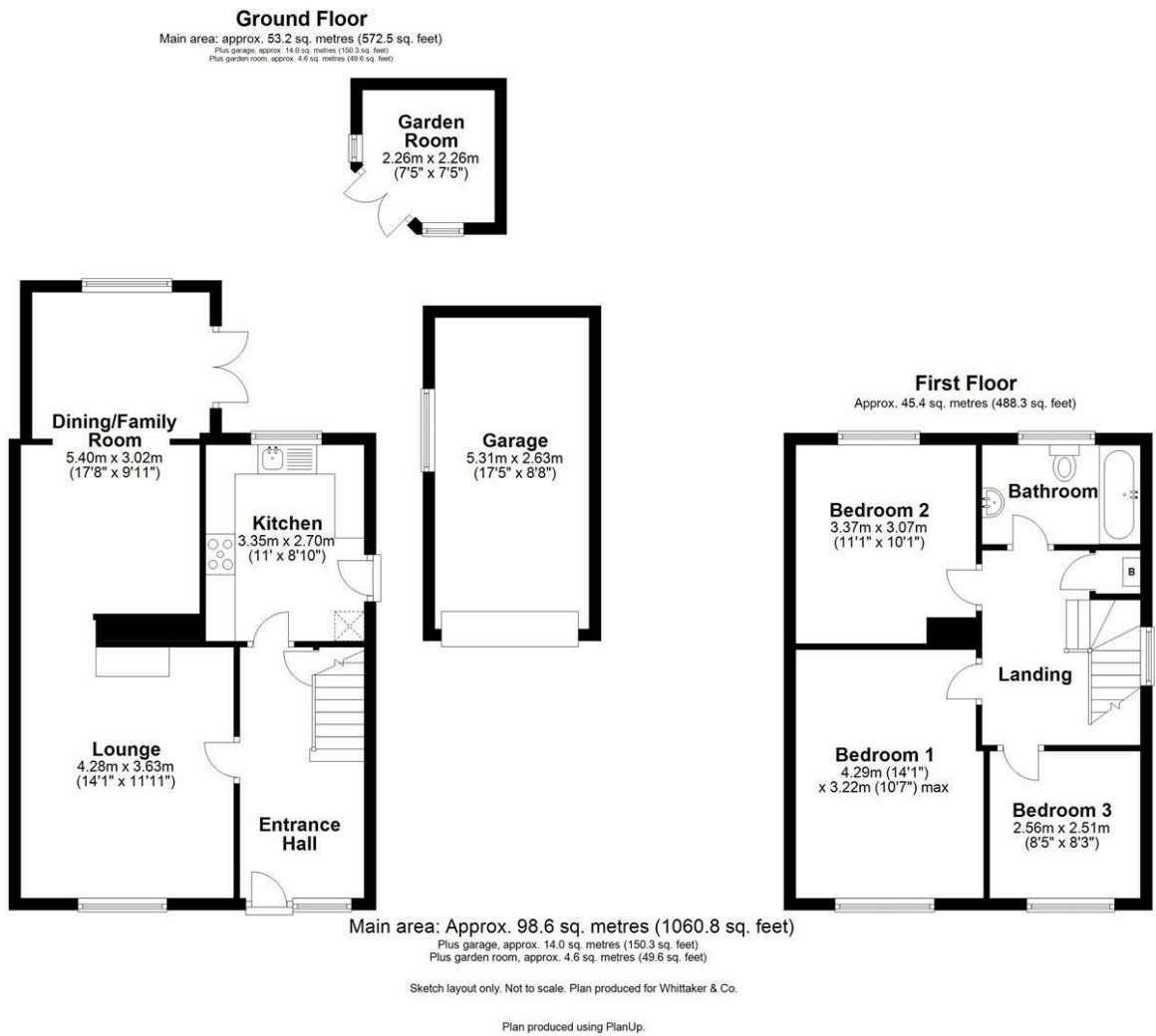
### Landscaped Rear Garden



### Directions



Floor Plan



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