



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

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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)

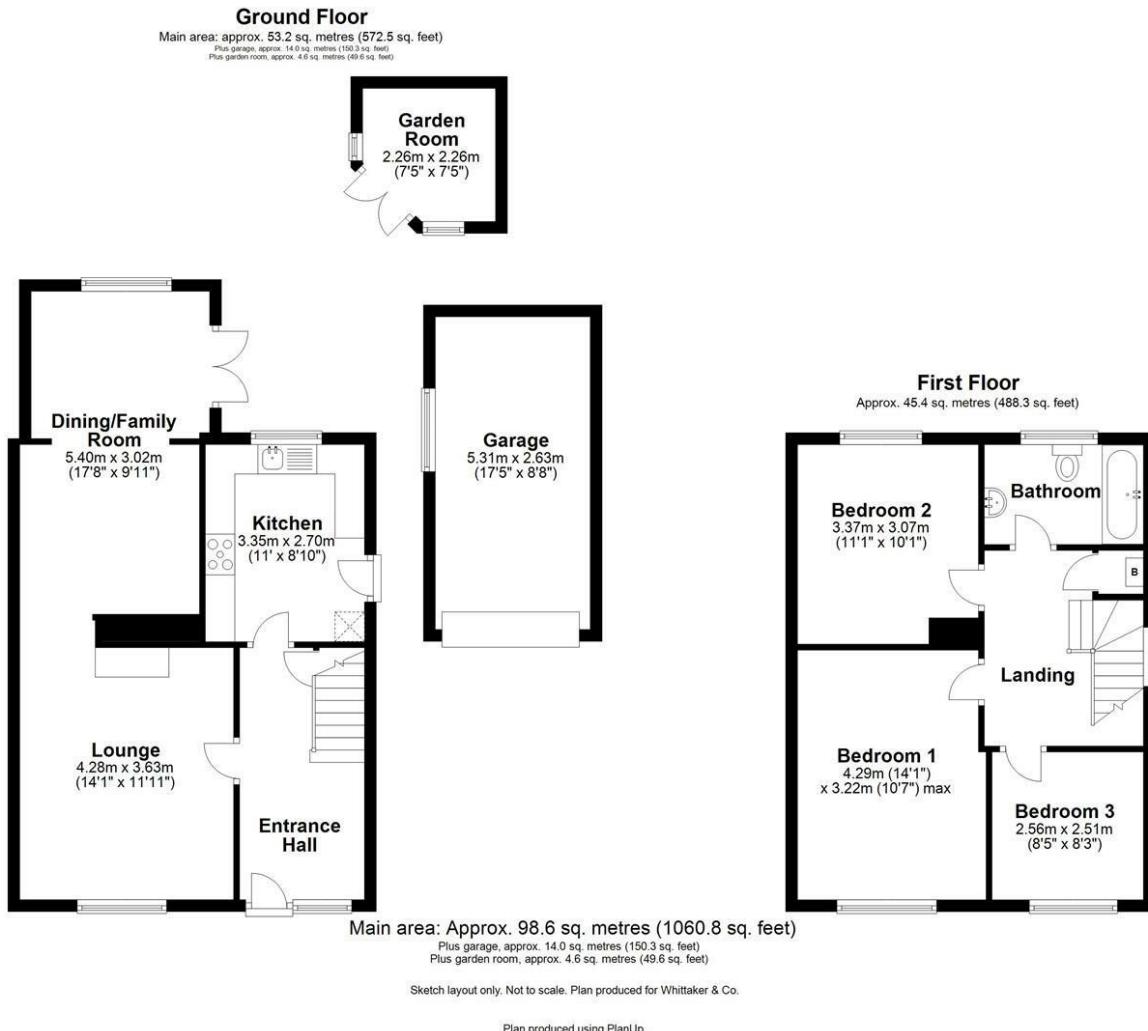
Landscaped Rear Garden



Directions



Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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