



40 Kimpton Road Blackmore End, AL4 8LD

Originally built in the 1930's, this charming cottage style semi-detached house has a well presented interior and a versatile arrangement of rooms. Notable features include a main bedroom with recently fitted en-suite shower room, well fitted kitchen and attractive landscaped rear garden extending to approximately 128 feet in depth.

Guide price £825,000

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- 1930's built semi-detached house with scope for further extension (subject to planning)
- Master bedroom with recently added en-suite shower room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- a mature landscaped rear garden which is 128 feet in length
- 3 further bedrooms and a fitted modern bathroom
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles), Budgens Kimpton (less than a mile walk)
- 3 reception rooms, conservatory, study and an attractive fitted kitchen
- Off street parking on the gravel drive
- Council tax band F

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

14'9 x 12' (4.50m x 3.66m)

Family Room

10' x 9'9 (3.05m x 2.97m)

Study

10' x 7'7 (3.05m x 2.31m)

Conservatory

14'4 x 7'2 (4.37m x 2.18m)

Dining Room

10' x 9'9 (3.05m x 2.97m)

Kitchen

14'6 max x 10' (4.42m max x 3.05m)

FIRST FLOOR

Landing

Bedroom One

12' x 9'9 (3.66m x 2.97m)

En-Suite Shower Room

Bedroom Two

11'11 x 10'1 (3.63m x 3.07m)

Bedroom Three

10' max x 10' (3.05m max x 3.05m)

Bedroom Four

10' x 8'2 (3.05m x 2.49m)

Family Bathroom

EXTERNALLY

Off Street Parking (multiple vehicles)



[Directions](#)



