



17 Probyn Close Kimpton, SG4 8BL

A well presented, detached 4 bedroom home built approximately 9 Years ago by Croudace Homes. The property has a thoughtfully designed interior, incorporating an excellent specification. The rear garden is a particularly notable feature having been professionally landscaped.

Guide price £725,000

17 Probyn Close Kimpton, SG4 8BL



- 9-year-old detached house with impressive specification
- Integral home office which is accessed externally
- Attractive, landscaped rear garden
- Annual £300 management charge. Council tax band F
- Bay fronted living room and modern kitchen diner incorporating a dishwasher, fridge/freezer, double oven and hob
- Large main bedroom with en-suite shower room
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Utility room and cloakroom
- 3 further bedrooms and family bathroom
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits

GROUND FLOOR

Entrance Hall

Living Room

16'10 x 12' (5.13m x 3.66m)

Cloakroom

Home Office

11'2 x 10'3 (3.40m x 3.12m)

Kitchen/Dining Room

15'5 x 13'8 (4.70m x 4.17m)

Utility Room

7'9 x 5'11 (2.36m x 1.80m)

FIRST FLOOR

Landing

Bedroom One

15' x 10'3 (4.57m x 3.12m)

En Suite Shower Room

Bedroom Two

15'5 x 12; (4.70m x 3.66m;)

Bedroom Three

12'8 x 8'8 (3.86m x 2.64m)

Bedroom Four

10'10 x 6'4

Family Bathroom

EXTERNALLY

Garage Storage

11'1 x 10'6 (3.38m x 3.20m)

Drive (Two Cars)

Front Garden

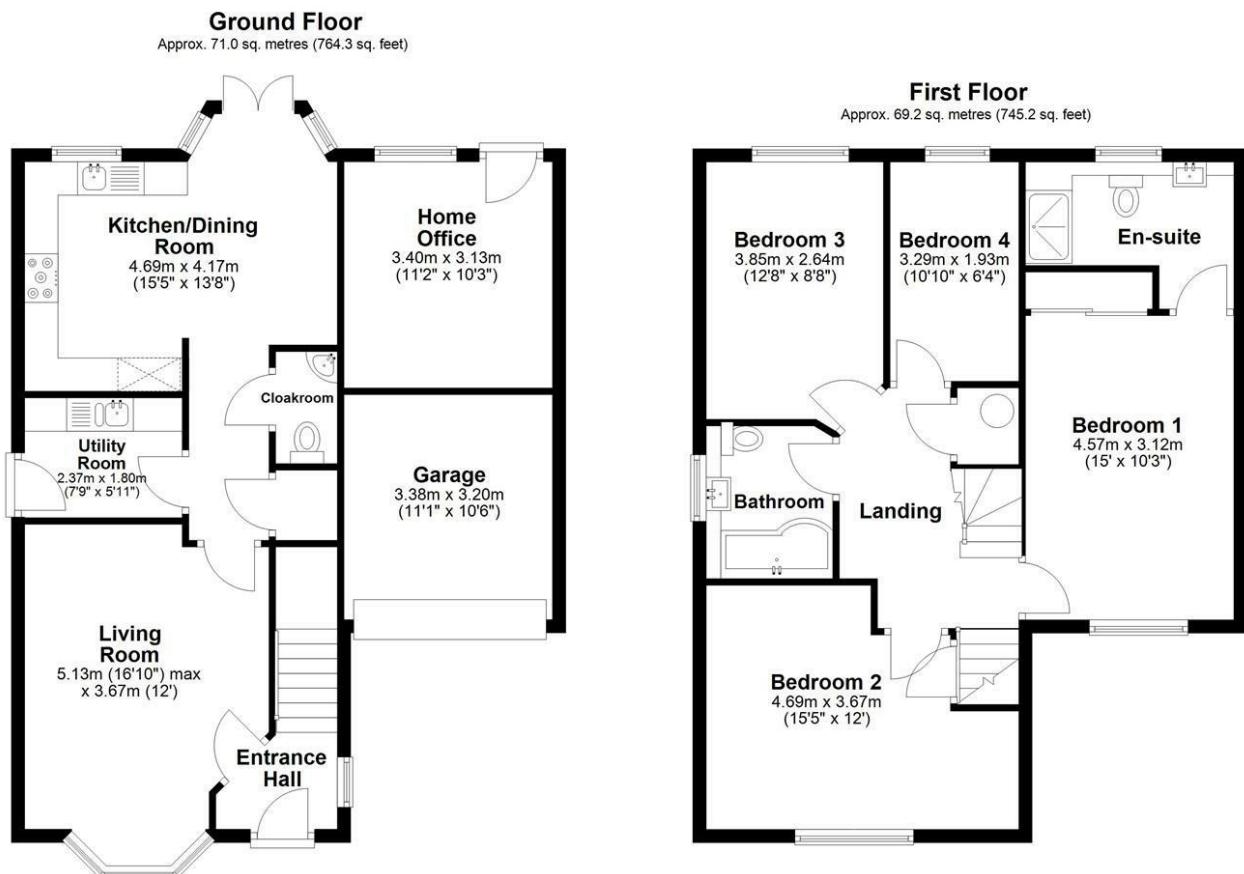
Landscaped Rear Garden



Directions



Floor Plan



Plan produced using PlanUp.

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		
(81-91)	B		
(69-80)	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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			