



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

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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

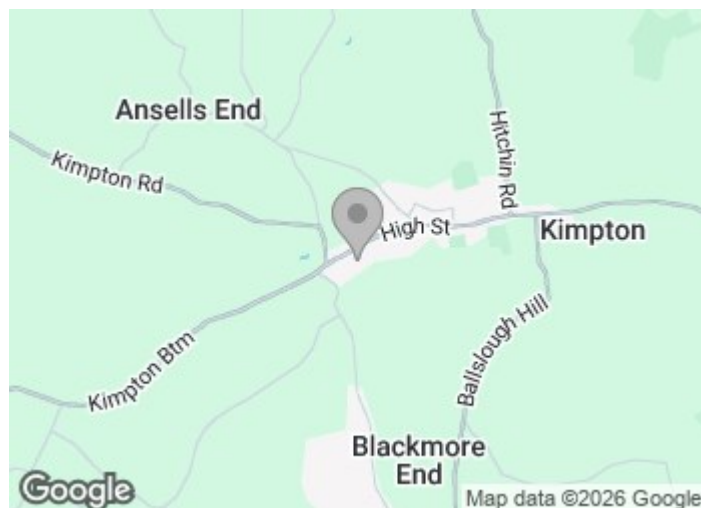
Garage Storage

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

Drive (Two Cars)

Front Garden

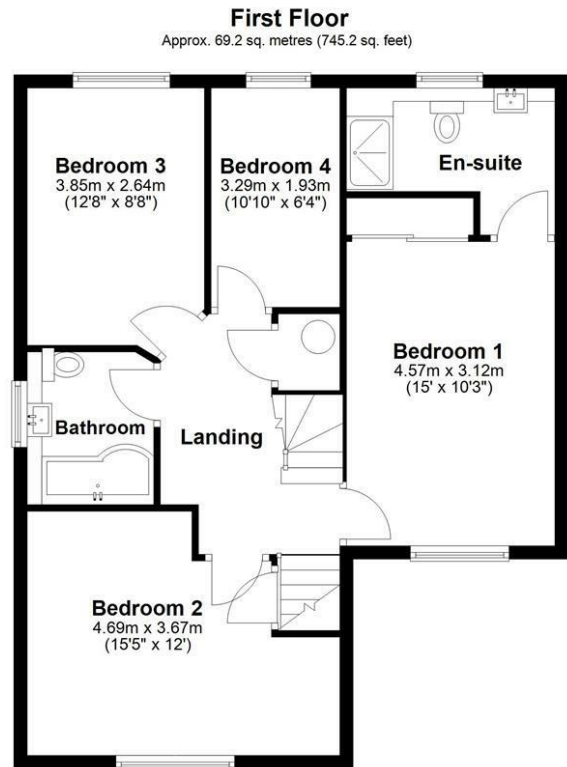
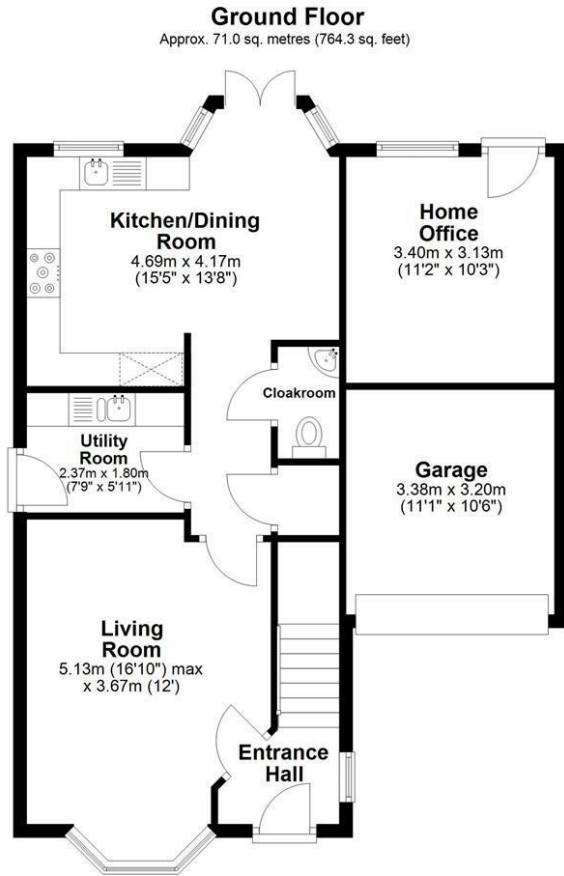
Landscaped Rear Garden



[Directions](#)



Floor Plan



Total area: approx. 140.2 sq. metres (1509.5 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	