



24 Dacre Crescent Kimpton, SG4 8QJ

A beautiful detached family home with extensions to both the side and rear of the property. The notably impressive Kitchen/Dining/Family room incorporates a well fitted kitchen, island unit and quartz work surfaces and underfloor heating. Whilst On the first floor two of the bedrooms have en suite facilities.

Guide price £850,000

24 Dacre Crescent

Kimpton, SG4 8QJ



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- A beautiful extended detached residence
- Generously proportioned main bedroom with en suite bathroom
- Off street parking and front garden
- Great open plan kitchen/dining/family room with bifold doors to the garden and adjoining utility room
- Bedroom two with en suite shower room, two 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
- Separate living room and playroom/bedroom five
- South facing rear garden with under cover patio area, enclosed side passage providing additional storage
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

15'7 x 11'11 (4.75m x 3.63m)

Play Room/Bedroom 5

13'3 x 10 (4.04m x 3.05m)

Kitchen/Dining/Family Room

24'6 x 19'1 (7.47m x 5.82m)

Utility Room

11'6 x 10'10 (3.51m x 3.30m)

FIRST FLOOR

Landing

Principal Bedroom

19'3 x 10 (5.87m x 3.05m)

En Suite Bathroom

Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

En Suite Shower Room

Bedroom Three

10' 11 x 10'1 (3.05m 3.35m x 3.07m)

Bedroom Four/study

8'5 x 8'1 (2.57m x 2.46m)

Family Bathroom

EXTERNALLY

Enclosed Side Passage/Storage Space

Front Garden

Rear Garden

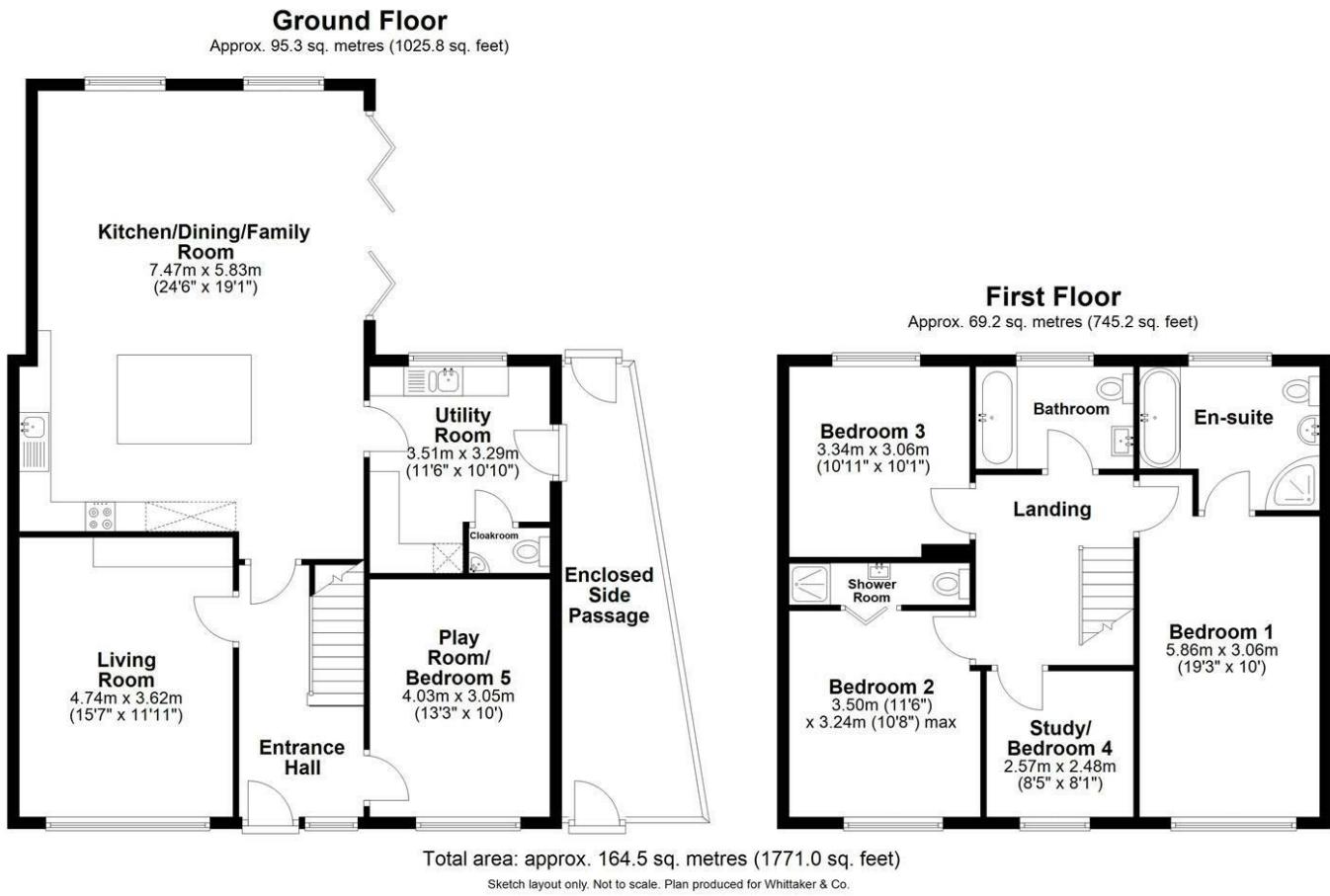
Off Street Parking



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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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