



All The Ingredients Needed For A Fabulous Lifestyle

Set within the heart of the desirable village of Kimpton, is this extended five bedroom detached property. The current owners have created a family home that provides functional and versatile living accommodation that is arranged over two floors and a floorplan measuring approximately 1,748sq ft. There is potential to extend further (stpp) should it be required. The ground floor accommodation affords a particularly well thought out design with living spaces that flow and connect well. Well maintained and light filled accommodation briefly comprises of an entrance hall, superb kitchen which is open to the family room and connects to the 25ft dining room via double doors, perfect setting for entertaining. Also on the ground floor is a utility room and a shower room, plus a living room with bay window offering private living. Upstairs are four double bedrooms, a fifth bedroom and a family bathroom. Externally a fabulous and beautifully maintained large rear garden makes for a lovely outdoor vista and alfresco dining, whilst a carriage driveway to the front, provides ample off road parking. The village of Kimpton offers a highly regarded primary school and a selection of community based pubs and facilities, including a range of different clubs and societies. The larger towns of Harpenden, St Albans and Hitchin are all within a short drive presenting access to central London. The property is conveniently located for easy access to a number of fine country walks that include those around the Ayots.

HIGH STREET

KIMPTON

SG4 8QP

Guide Price £1,150,000





Specialists in Bespoke Properties

- CHAIN FREE
- Detached Property
- Off-Street Parking
- Close To Local Shops
- Five Bedrooms
- Large Garden
- Scope To Extend Further STPP
- School Catchment Area

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		
England & Wales		

61 62

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		
England & Wales		

57 56





Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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