



Connells

Wren Close
Kimpton Hitchin

Wren Close Kimpton Hitchin SG4 8QE

for sale
£250,000



Property Description

A wonderful example and very well presented two double bedroom split level maisonette, built over 3 floors set within a cul de sac location in the popular village of Kimpton. This maisonette offers excellent living accommodation throughout with a 17 ft lounge/diner, 10 ft fitted kitchen and with unspoilt views from the lounge and potential to rent a garage. The popular Kimpton village school all local shops and amenities are also nearby.

Entrance Hallway

Stairs leading to first floor with storage cupboard leading to first floor landing

First Floor Landing

UPVC window to side aspect, stairs leading to second floor

First Floor Lounge / Diner

UPVC windows to rear and side aspects

First Floor Kitchen

Luxury fitted kitchen comprising of integrated electric hob and oven, space for washing machine and fridge freezer ample work surfaces and fitted units. UPVC window to front aspect

Second Floor Landing

Two built in storage cupboards one housing hot water cylinder, loft hatch with ladder, fully boarded with power and light

Second Floor Bedroom One

UPVC window to rear aspect, fitted wardrobes along one wall

Second Floor Bedroom Two

UPVC windows to front and side access

Second Floor Bathroom

Luxury white suite comprising of LLWC, WHB, bath with mixer taps and shower attachment

Communal Gardens

Well maintained lawned communal garden with children's play area

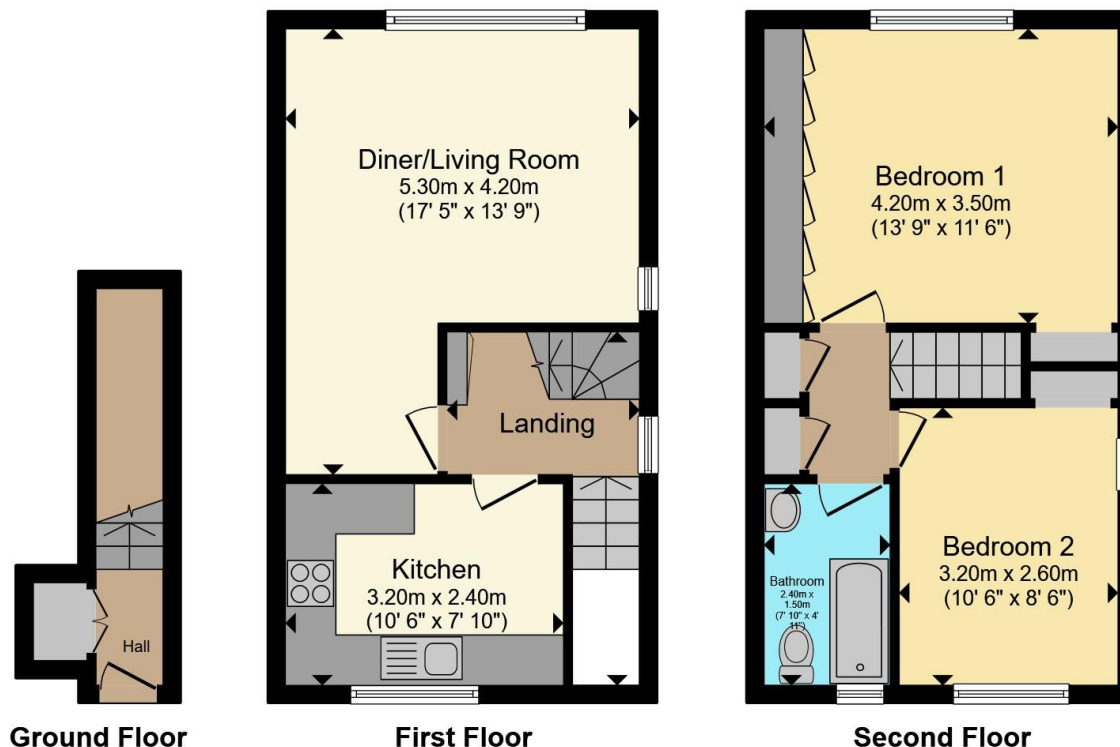
Parking

Residents parking scheme within the cul de sac









Total floor area 70.0 m² (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C Council Tax
 Band: B

Service Charge: 550.00 Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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