



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

High Street, Kimpton, SG4 8RN
Asking Price £250,000

Situated just off the High Street in the sought-after village of Kimpton, this well-presented one-bedroom coach house-style maisonette is offered for sale with no upper chain.

The accommodation includes an entrance hall, first-floor landing with study area, stylish open-plan kitchen/living room, double bedroom with built-in storage, and a contemporary bathroom with integrated television.

The property also benefits from an integrated sound system, external storage, solar panels, and allocated parking for one vehicle.

Kimpton is a charming Hertfordshire village offering a range of local amenities, excellent countryside walks, and convenient access to nearby Harpenden, Hitchin, and rail links into London.

Tenure: Freehold
Council Tax Band: B
EPC Rating: B





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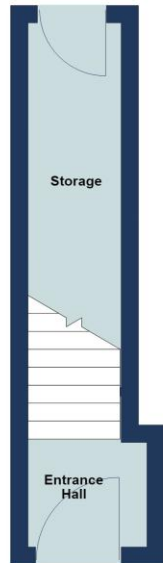
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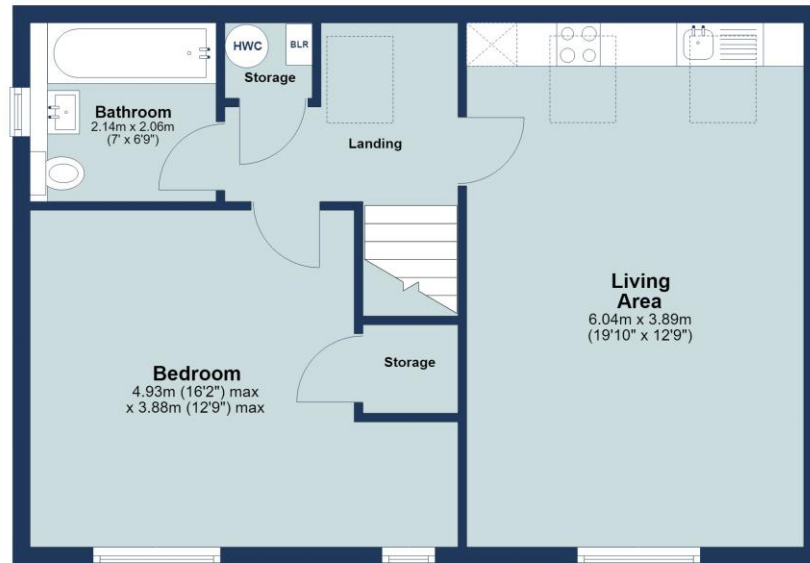
Ground Floor

Approx. 6.9 sq. metres (73.7 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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