



Kimblewick Cottage

High Street, Hinxworth,
Hertfordshire, SG7 5HQ

£475,000

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properties

A beautifully presented 3 bedroom, 19th century semi detached cottage recently renovated throughout to a particularly high standard, located in the popular village of Hinxworth. This fantastic home now offers a fully fitted kitchen with integral appliances, utility/downstairs shower room, lounge and dining area on the ground floor with 3 good size bedrooms and family bathroom on the first. Externally is a private rear garden, driveway parking for 2 - 3 cars and single garage with light and power.

- Recently Renovated Throughout
- 3 Good Size Bedrooms
- 1st Floor Family Bathroom & Ground Floor Shower Room/Utility
- Fully Fitted Kitchen
- Garage & Off Road Parking For 2 - 3 Cars
- Chain Free!

Accommodation

Entrance Porch

Window to front aspect, window to side aspect, electric radiator, door to:

Lounge

15' 5" x 12' 0" (4.70m x 3.66m)
Sash window to front aspect, electric radiator, working fire with quartz mantle and hearth, stairs to first floor with under stairs storage, door to kitchen, arched opening to:

Dining Room

8' 2" x 8' 1" (2.49m x 2.46m)
French doors to rear garden, window to side aspect, electric radiator, door to:

Downstairs Shower Room/Utility

9' 4" x 6' 7" (2.84m x 2.01m)
Heated towel rail, window to rear aspect, wall mounted and base level storage units with work surface over and inset sink and drainer, space for washing machine and tumble dryer under, shower cubicle, WC and wash hand basin.



Kitchen

12' 1" x 5' 7" (3.68m x 1.70m)

Sash window to front aspect, electric radiator, range of wall mounted and base level units with work surface over and inset butler sink, integral fridge and freezer, oven with induction hob over and extractor hood, dishwasher.

First Floor

Landing

Sash window to front aspect, loft hatch, doors to:

Bedroom One

11' 9" x 9' 1" (3.58m x 2.77m)

Sash window to front aspect, window to side aspect, electric radiator.

Bedroom Two

9' 7" x 10' 0" (2.92m x 3.05m)

Window to rear aspect, Juliet balcony to rear, electric radiator.

Bedroom Three

11' 9" x 5' 6" (3.58m x 1.68m)

Sash window to front aspect, electric radiator.

Family Bathroom

Window to rear aspect, heated towel rail, wash hand basin, WC, bath with shower over.

External

Rear

Patio leading to rear garden approx 30ft in length, outdoor plug sockets, access to front at the side.

Front

Driveway providing off road parking for 2 - 3 cars leading to a single brick built garage with up and over door, open access to rear garden at the head of the drive.





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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