



Elliot Heath
ESTATE AGENTS

34 Woodlands Road, Thundridge
Guide Price **£375,000**

34 Woodlands Road

Thundridge, Ware

CHAIN FREE...Spacious 2-bed home in Thundridge with views to the front over fields. Features living room, kitchen, 2 double bedrooms, bathroom, front & rear gardens. Close to amenities & footpaths/bridleways including pub, primary school, nursery & village hall. Ware & Hertford within 1-2 miles.

Council Tax band: C

Tenure: Freehold

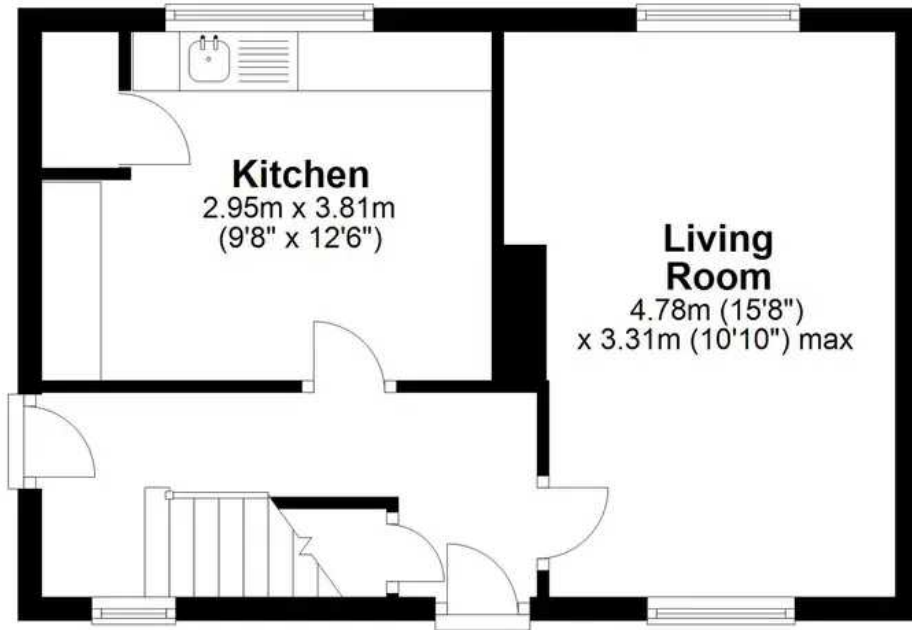
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



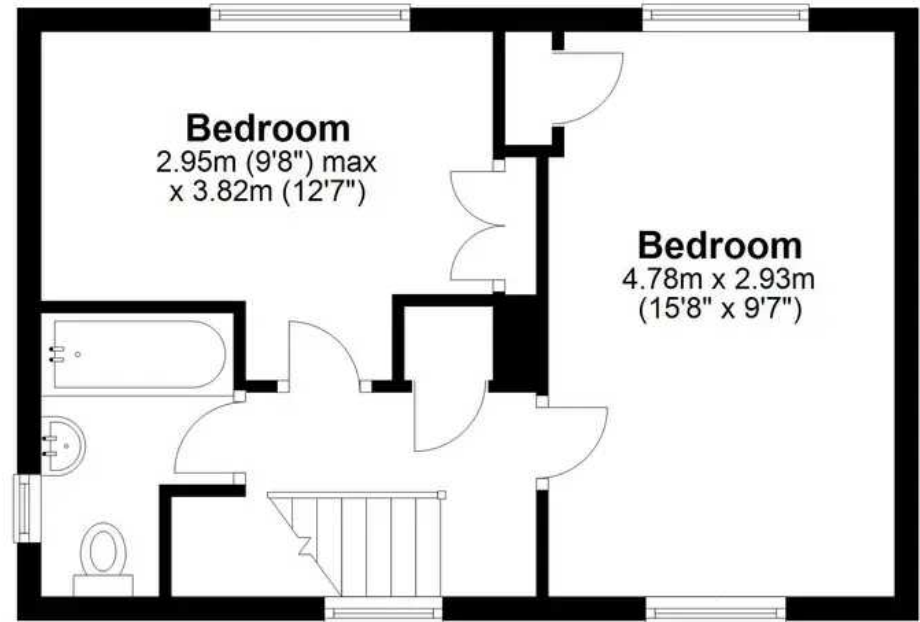
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With double glazed window to front aspect and door giving access to outside, radiator, under stairs storage cupboard, doors to:

Living Room

15' 8" x 10' 10" (4.78m x 3.30m)

Dual aspect with double glazed windows to front and rear aspect, radiator, feature fireplace.

Kitchen

9' 8" x 12' 6" (2.95m x 3.81m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, built in pantry cupboard, wall mounted boiler, tiled splash back areas, tiled flooring.

First Floor Landing

With double glazed window to front aspect, built in storage cupboard, doors to:

Bedroom One

15' 8" x 9' 7" (4.78m x 2.92m)

Dual aspect with double glazed windows to front and rear aspect, radiator, built in storage cupboard.

Bedroom Two

9' 8" x 12' 7" (2.95m x 3.84m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over with glass shower screen, pedestal wash hand basin, low flush wc, tiled walls, radiator, wood effect flooring.





FRONT GARDEN

The front garden is predominantly laid to lawn with fence and hedge boundaries, gated access to the rear garden.

REAR GARDEN

With paved patio seating area and the remainder laid to lawn.







Elliot Heath Estate Agents

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