



**Elliot Heath**  
ESTATE AGENTS

**21 Kingsfield Road, Dane End**  
Prices From **£550,000**

# 21 Kingsfield Road

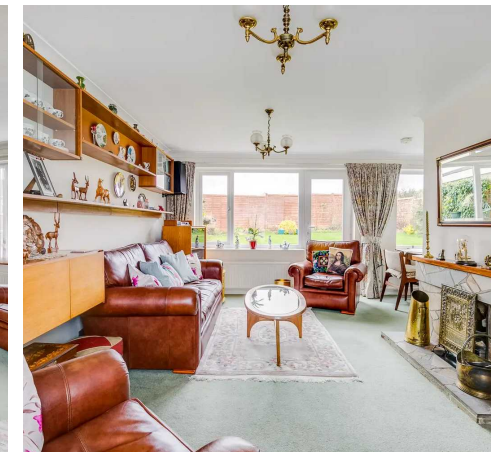
Dane End, Ware

4-bed detached home in popular village with potential to extend (STPP). 2 reception rooms, kitchen/breakfast room, downstairs WC. Spacious gardens backing onto fields. Driveway and tandem garage. Close to amenities and good transport links. Call Elliot Heath on 01920 293333 to view. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



# Kingsfield Road, SG12

Approximate Area = 116.68 sq m / 1256 sq ft  
(Including Garage)

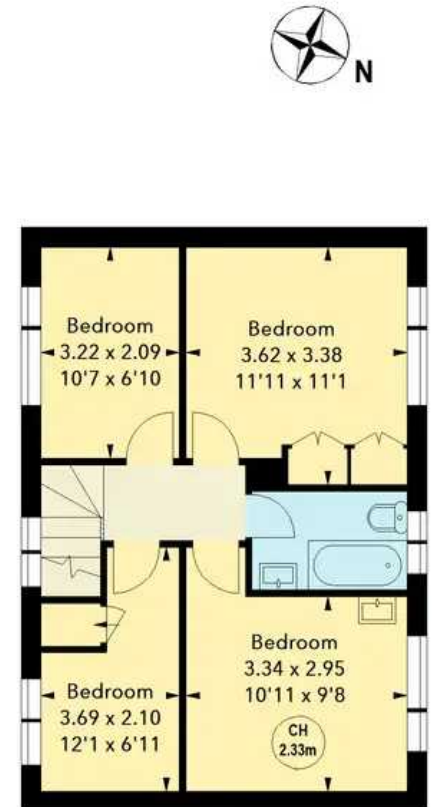
Garage Area = 22.76 sq m / 245 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

Approx. 70.88 sq m / 763 sq ft



## First Floor

Approx. 45.80 sq m / 493 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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### Entrance Hall

With double glazed window to front aspect, radiator, stairs rising to first floor landing, under stairs storage cupboard, doors to:

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, radiator.

### Kitchen/Breakfast Room

11' 11" x 7' 7" (3.63m x 2.31m)

Dual aspect with double glazed window to rear and side aspect together with door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in over with hob and extractor over, appliance space, tiled splash back areas, floor mounted boiler.

### Reception Room

18' 2" x 10' 5" (5.54m x 3.18m)

Dual aspect with double glazed windows to front and rear aspect together with a door to rear garden, feature fireplace, two radiators, open to:

### Dining Room

11' 11" x 6' 7" (3.63m x 2.01m)

With double glazed window to rear aspect, radiator, serving hatch to kitchen.

### First Floor Landing

With double glazed window to front aspect, doors to:

### Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.



**Bedroom Two**

10' 11" x 9' 8" (3.33m x 2.95m)

With double glazed window to rear aspect, radiator, pedestal wash hand basin.

**Bedroom Three**

12' 1" x 6' 11" (3.68m x 2.11m)

With double glazed window to front aspect, radiator, built in storage cupboard.

**Bedroom Four**

10' 7" x 6' 10" (3.23m x 2.08m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator.





### **FRONT GARDEN**

44' 7" x 16' 4" (13.59m x 4.98m)

Mature front garden with gated access to the rear garden, driveway and tandem garage.

### **REAR GARDEN**

45' 5" x 41' 2" (13.84m x 12.55m)

The rear garden is predominantly laid to lawn with flower and shrub borders, patio seating area, timber garden shed, backing onto open fields.

### **GARAGE**

Triple Garage

Driveway providing off street parking which in turn gives access to the tandem garage with up and over door to front, window to rear aspect and personnel door to the rear garden. Measuring approx. 28'8 x 8'6 (8.73 x 2.58).







## Elliot Heath Estate Agents

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