



Elliot Heath
ESTATE AGENTS

11 Amberley Green, WARE
Guide Price £725,000

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WARE, Ware

Thoughtfully extended executive style detached family home in desirable location. 4 beds, 2 baths, reception room, dining room, stunning kitchen/breakfast room, utility, garage, driveway, and secluded West facing garden. Call 01920 29 33 33 to view.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

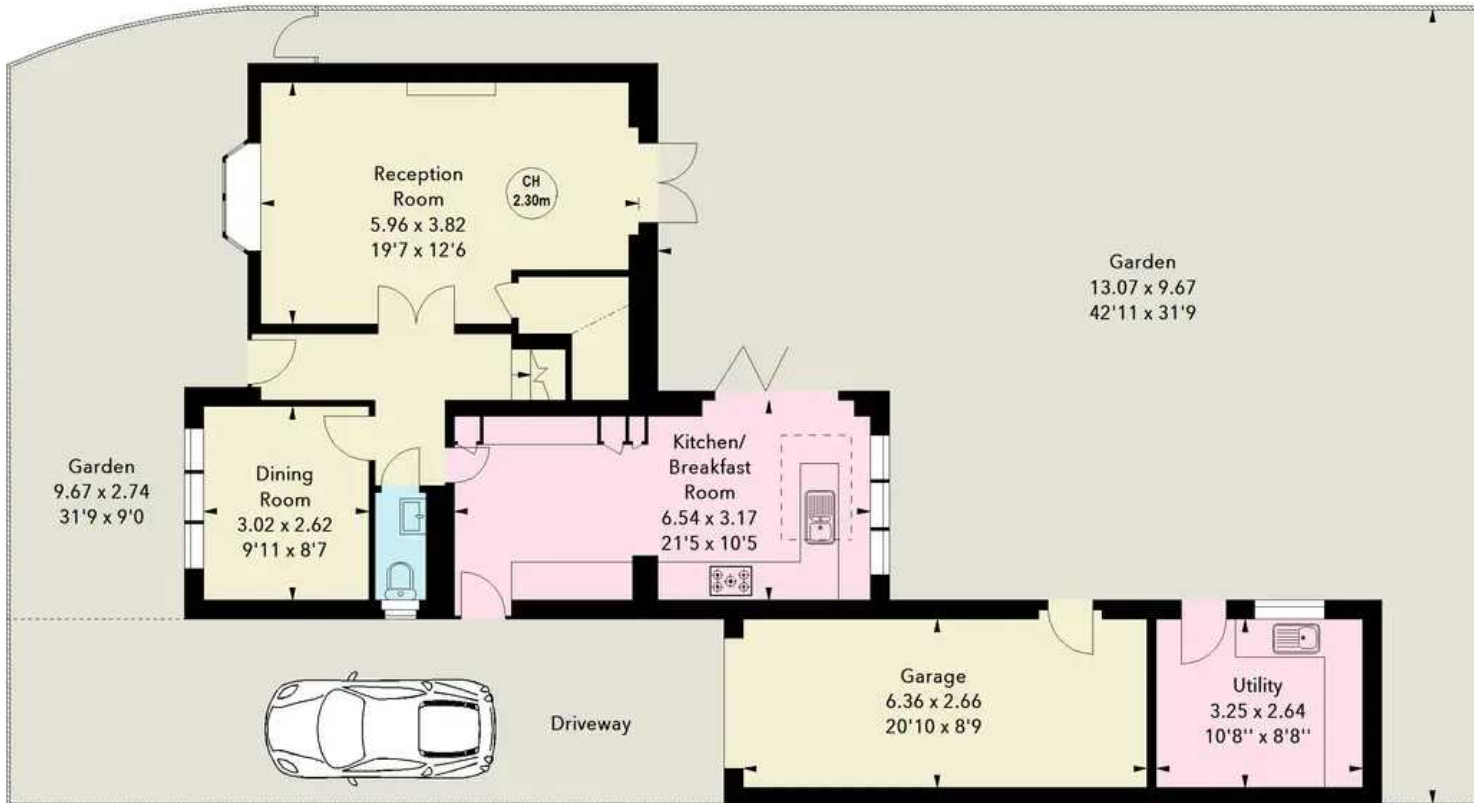
EPC Environmental Impact Rating: D



Amberley Green, SG12

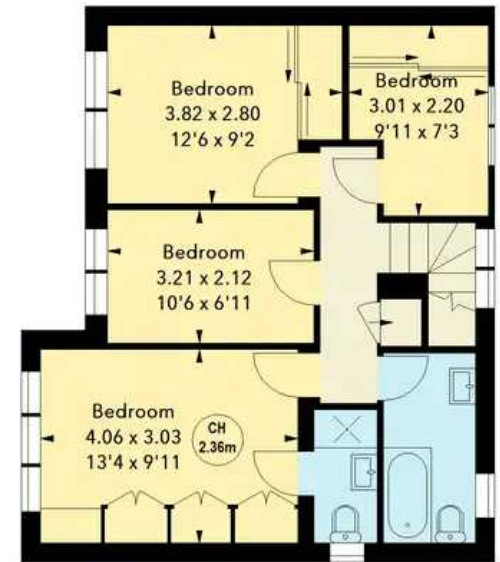
Approximate Area = 139.91 sq m / 1506 sq ft
(Including Garage & Utility)
Garage & Utility Area = 25.83 sq m / 278 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 88.81 sq m / 956 sq ft



First Floor

Approx. 51.10 sq m / 550 sq ft

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

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Entrance Hall

With stairs rising to first floor landing, radiator, wood flooring, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low level W.C, wash hand basin and radiator.

Reception Room

19' 7" x 12' 6" (5.97m x 3.81m)

With double glazed bay window to front aspect with fitted shutters and double glazed French doors giving access to the garden, feature fireplace, large under stairs storage cupboard, two radiators.

Dining Room

9' 11" x 8' 7" (3.02m x 2.62m)

With double glazed window to front aspect with fitted shutters radiator.

Kitchen/Breakfast Room

21' 5" x 10' 5" (6.53m x 3.18m)

With double glazed window rear aspect overlooking the garden together with bi-fold doors giving access to the rear garden, skylight window and door to side. Beautifully fitted with a range of wall and base storage units with work surfaces over incorporating an inset sink and drainer unit, fully integrated, breakfast bar, wood flooring, vertical radiator.

First Floor Landing

With double glazed window to rear aspect, access to loft space, airing cupboard. Doors to:

Bedroom One

13' 4" x 9' 11" (4.06m x 3.02m)

With double glazed window front aspect, radiator, range of fitted wardrobes. Door to:



En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising; fully tiled shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, chrome heated towel rail, fully tiled.

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

With double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom Three

9' 11" x 7' 3" (3.02m x 2.21m)

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

Bedroom Four

10' 6" x 6' 11" (3.20m x 2.11m)

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 and glass shower screen, low level W.C, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Utility

Located behind the garage and accessed via the garden. Window to side aspect, fitted with base units with work surfaces over incorporating a sink unit, appliance space.





FRONT GARDEN

31' 9" x 8' 12" (9.68m x 2.74m)

The property has an open plan lawned garden to the front.

REAR GARDEN

42' 11" x 31' 9" (13.08m x 9.68m)

The rear garden is West facing and provides a high degree of seclusion, paved to the immediate rear with the remainder laid to lawn, pond and shrub borders. Gated side access.

GARAGE

Double Garage

With a driveway providing off street parking which in turn gives access to the garage measuring approx 20'10 x 8'9 (6.36 x 2.66). With light and power connected and up and over door to front aspect, personnel door to the rear garden and utility attached to the rear of the garage.







Elliot Heath Estate Agents

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