



**Elliot Heath**  
ESTATE AGENTS

**36 Arthur Martin-Leake Way, High Cross**  
Offers Over **£830,000**

# 36 Arthur Martin-Leake Way

High Cross, Ware

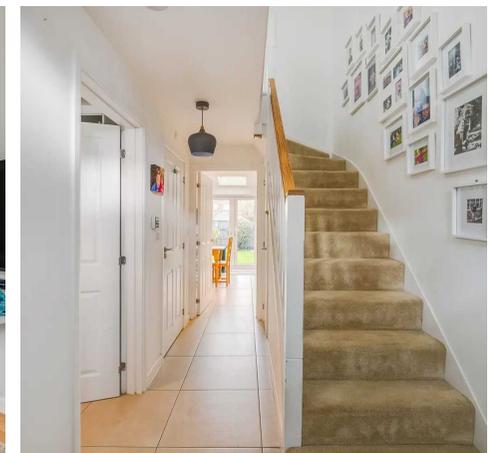
OFFERED WITH NO UPWARD CHAIN. Spacious five-bedroom detached family home located within an enviable position directly opposite a residential green. Generous well-planned accommodation with further scope to develop, having a double garage with useful room above. Call for a viewing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

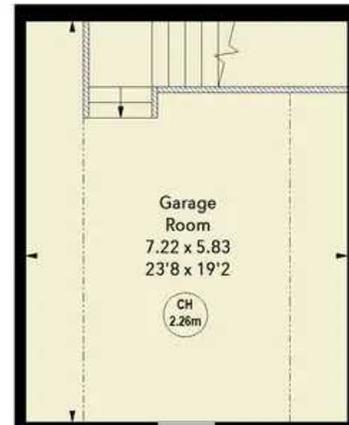


Arthur Martin-Leake Way, SG11

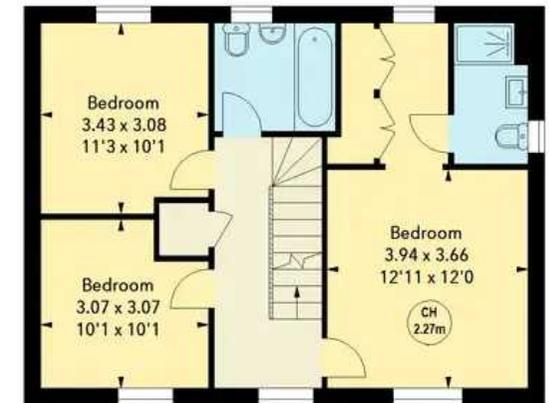
Approximate Area = 255.38 sq m / 2749 sq ft  
 (Including Garage Building)  
 Garage Building = 84.72 sq m / 912 sq ft



Key :  
CH - Ceiling Height



**Second Floor**  
Approx. 40.78 sq m / 439 sq ft



**First Floor**  
Approx. 58.43 sq m / 629 sq ft  
Garage Room 42.46 sq m / 457 sq ft

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

### Generous Hallway

With stairs rising to first floor landing, built in storage cupboard, doors to:

### Downstairs WC

Fitted with a suite comprising dual flush WC, pedestal wash hand basin, tiled splash back area, tiled flooring, radiator.

### Study

11' 7" x 9' 11" (3.53m x 3.02m)

With double glazed bay window to front aspect, radiator.

### Reception Room

23' 7" x 11' 10" (7.19m x 3.61m)

Dual aspect with double glazed bay window to front aspect and double glazed double doors opening onto the rear garden, radiator.

### Kitchen/Dining Room

16' 8" x 12' 8" (5.08m x 3.86m)

### Dining Room

With double glazed double doors to rear garden and skylight window, tiled flooring, radiator, open to:

### Kitchen

With double glazed window to rear aspect, part vaulted ceiling and skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a ceramic sink and drainer unit, fully integrated dish washer, five ring gas hob, double oven, tiled flooring, door to:

### Utility

With door giving access to outside. Fitted with a range of units with work surfaces over incorporating a sink and drainer unit, appliance space, gas fired boiler.

### First Floor Landing

With double glazed window to front aspect, airing cupboard, stairs rising to second floor landing, doors to:

### Bedroom One

12' 11" x 12' 0" (3.94m x 3.66m)

With double glazed window to front aspect, radiator, open to:



**Dressing Area**

With double glazed window to rear aspect, fitted wardrobe cupboards, door to:

**En Suite Shower Room**

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basins, dual flush wc, tiled splash back areas, tiled flooring, radiator.

**Bedroom Three**

11' 3" x 10' 1" (3.43m x 3.07m)

With double glazed window to rear aspect, radiator.

**Bedroom Four**

10' 1" x 10' 1" (3.07m x 3.07m)

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, wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

**Second Floor Landing**

With double glazed window to rear aspect, doors to:

**Bedroom Two**

14' 1" x 11' 9" (4.29m x 3.58m)

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

**Bedroom Five**

12' 0" x 8' 5" (3.66m x 2.57m)

With double glazed window to front aspect, radiator.

**Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





## REAR GARDEN

34' 8" x 33' 12" (10.57m x 10.36m)

The rear garden is predominantly laid to lawn with large patio seating area, raised flower and shrub beds, gated access to the rear.

## GARAGE

4 Parking Spaces

To the front the property benefits from a detached double garage with a room above and ample driveway providing parking for at least four vehicles. Garage measures approx. 19'10 x 18'11 (6.05 x 5.76) with up and over doors to front aspect, personnel door to the rear garden and stairs to first floor garage room measuring 23'8 x 19'2 (7.22 x 5.83).







## Elliot Heath Estate Agents

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