



**Elliot Heath**  
ESTATE AGENTS

**3 Benningfield Road, Widford**  
Guide Price **£450,000**

# 3 Benningfield Road

Widford, Ware

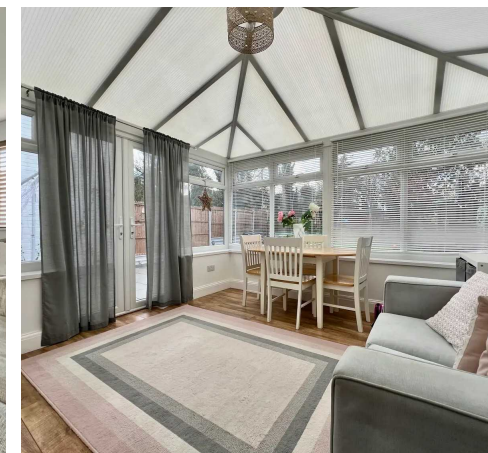
Charming 3-bed family home in Widford village. Well-maintained with 2 reception rooms, kitchen, family bathroom, driveway, and large 100ft+ rear garden. Beautiful rural location with easy access to transport links. Close to amenities. Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

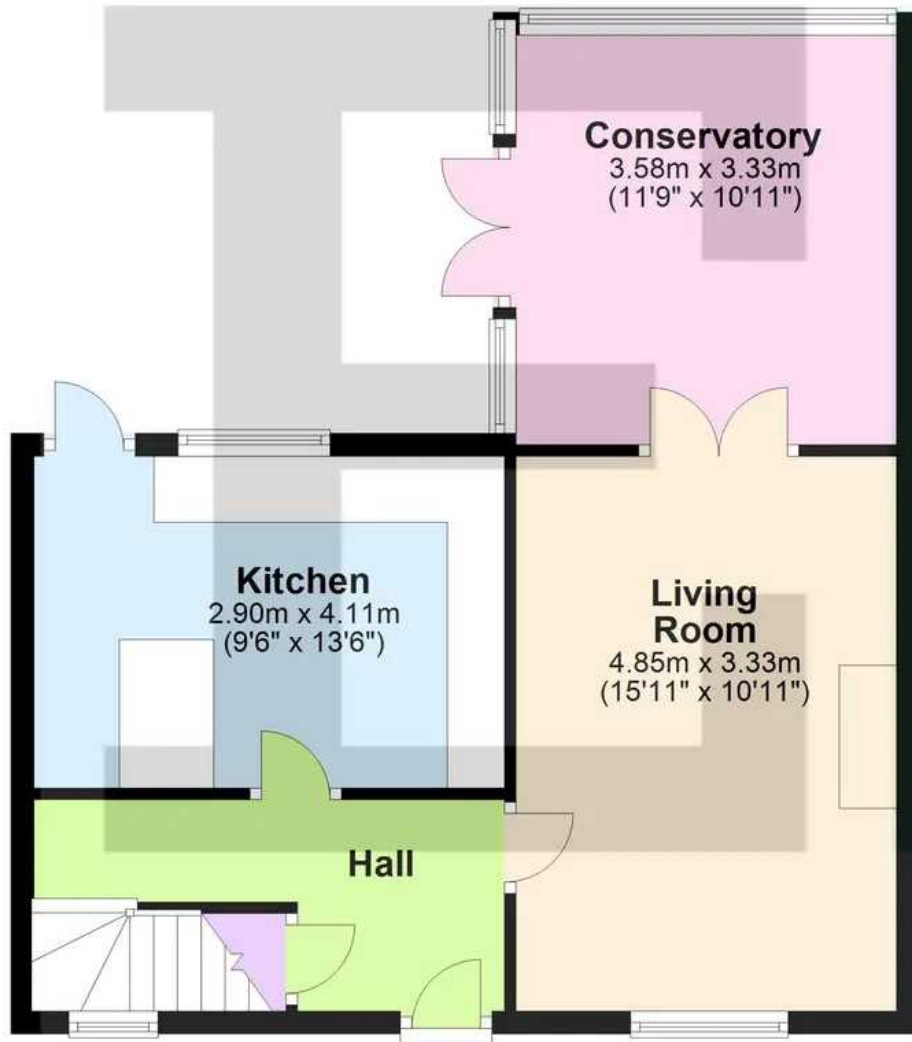
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

### Entrance Hall

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

### Living Room

15' 11" x 10' 11" (4.85m x 3.33m)

With double glazed window to front aspect, radiator, wood flooring, attractive fireplace, double doors into:

### Conservatory

11' 9" x 10' 11" (3.58m x 3.33m)

Of double glazed and brick construction with double doors opening onto the rear garden, wood flooring, radiator.

### Kitchen

9' 6" x 13' 6" (2.90m x 4.11m)

With double glazed window and door giving access to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, breakfast bar, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

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

### Bedroom One

9' 6" x 11' 6" (2.90m x 3.51m)

With double glazed window to rear aspect, radiator, fitted with a range of wardrobe cupboards.

### Bedroom Two

9' 2" x 11' 0" (2.79m x 3.35m)

With double glazed window to rear aspect, radiator.

### Bedroom Three

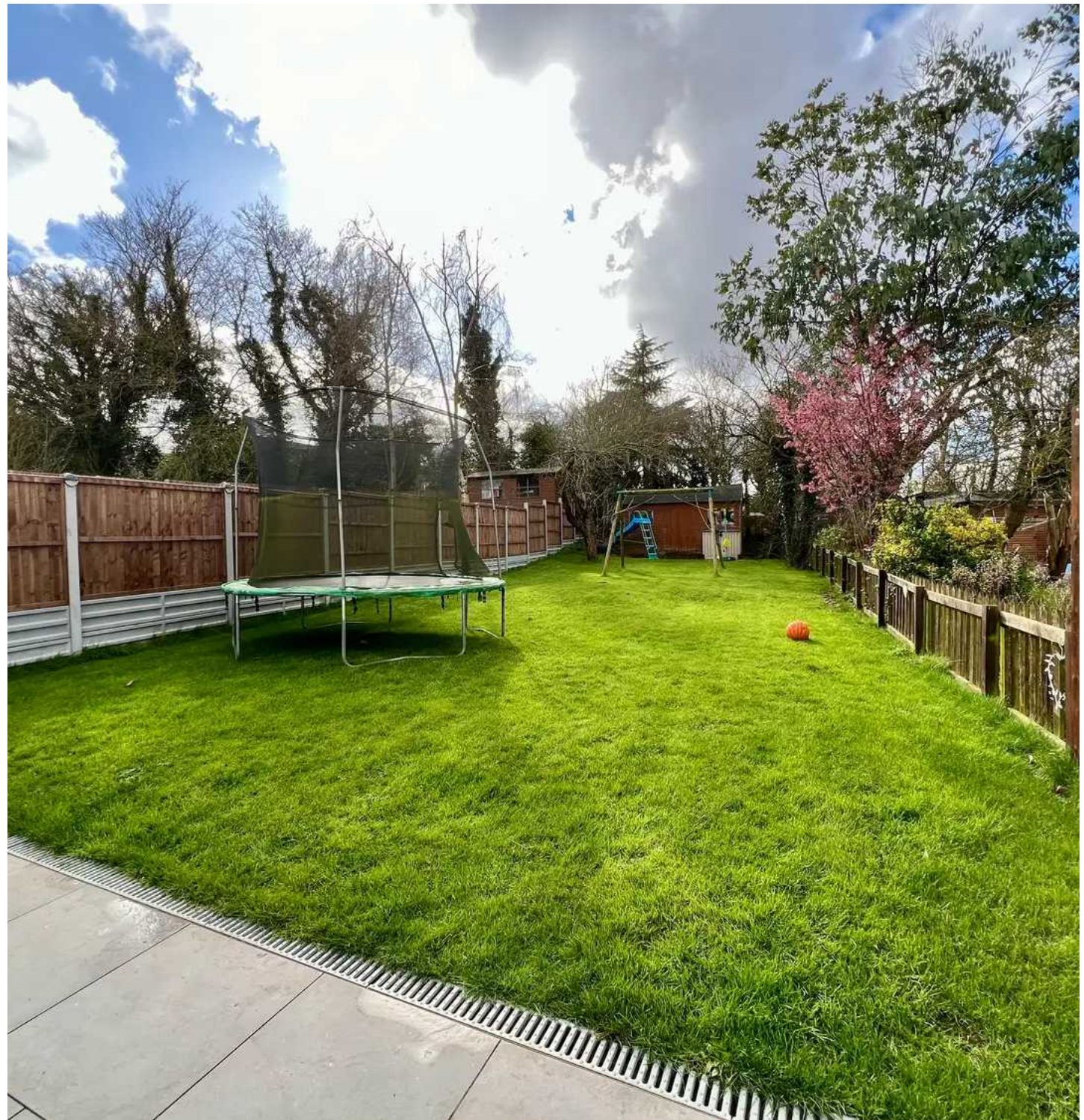
6' 5" x 10' 11" (1.96m x 3.33m)

With double glazed window to front aspect, radiator.



## Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





#### **FRONT GARDEN**

Laid to lawn with fenced boundaries.

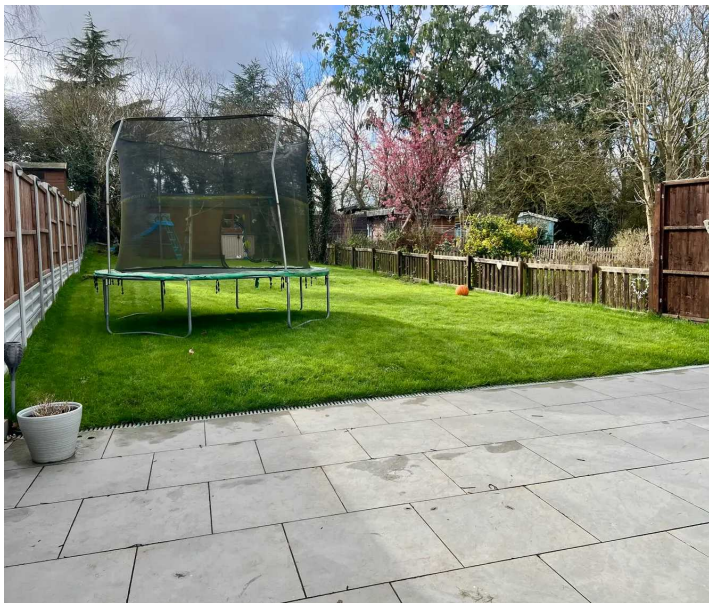
#### **REAR GARDEN**

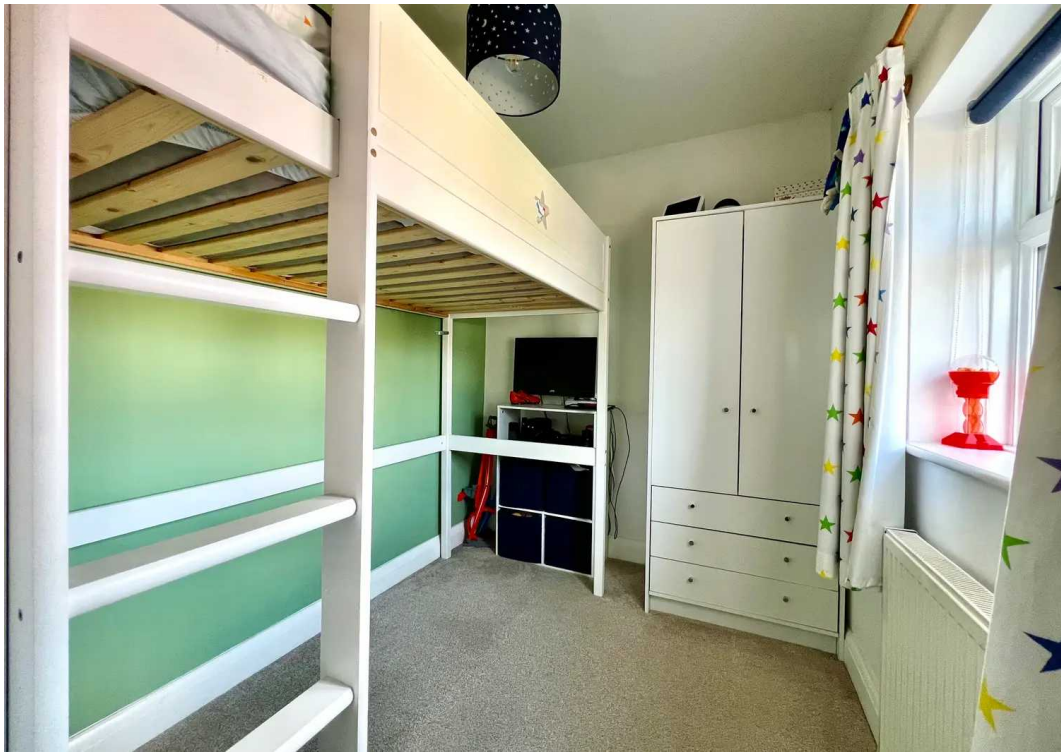
The rear garden measures in excess of 100ft and is predominantly laid to lawn with patio seating area, fenced perimeters and large timber garden shed.

#### **DRIVEWAY**

2 Parking Spaces

Gravel driveway providing off street parking.







## Elliot Heath Estate Agents

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