



Elliot Heath
ESTATE AGENTS

10 Post Wood Road, WARE
Guide Price **£750,000**

10 Post Wood Road

WARE, Ware

Newly constructed 3-bed home in south Ware.
Features: fireplace, Neff appliances, Quartz worktops,
utility room, en suite main bedroom, 80ft garden,
off-street parking. Ideal for home office/gym/studio.
Close to High Street, train station, and Presdales
School. Character count: 249
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Post Wood Road, SG12

Approximate Area = 132.29 sq m / 1424 sq ft
(Including Studio)

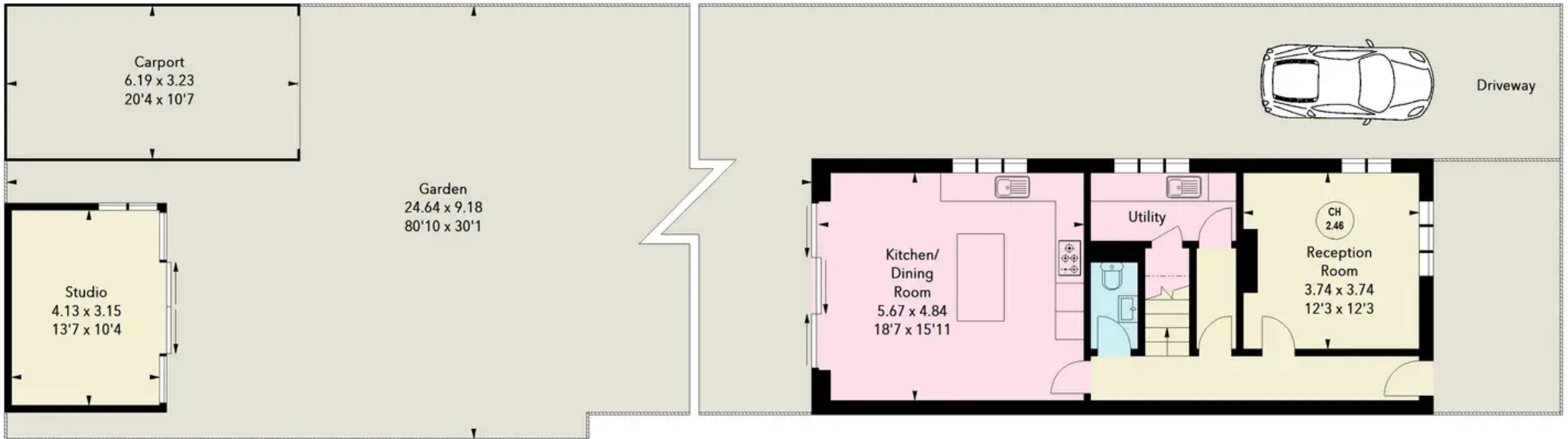
Studio = 13.10 sq m / 141 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 57.41 sq m / 618 sq ft



Ground Floor

Approx. 71.78 sq m / 765 sq ft

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

© Orange Tree Photography

Entrance Hall

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

Reception Room

12' 3" x 12' 3" (3.73m x 3.73m)

Dual aspect with double glazed windows to front and side aspect, radiator, wood flooring, feature fireplace with fitted stove, wood flooring.

Inner Lobby

With wood flooring and door to:

Utility

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wood flooring.

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, radiator, wood flooring.

Kitchen/Dining Room

18' 7" x 15' 11" (5.66m x 4.85m)

Dual aspect with sliding patio doors to rear aspect and double glazed window side aspect. Comprehensively fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a Butler style sink and drainer unit, integrated Neff appliances, island unit, tiled splash back areas, wood flooring.

First Floor Landing

With double glazed window to side aspect, doors to:

Bedroom One

16' 3" x 13' 11" (4.95m x 4.24m)

With box bay double glazed windows to front aspect, two radiators, door to:



En Suite Shower Room

Fitted with a suite comprising large walk in shower cubicle, pedestal wash hand basin, concealed cistern wc, fully tiled walls, wood flooring, heated towel rail.

Bedroom Two

15' 10" x 8' 11" (4.83m x 2.72m)

With double glazed window to rear aspect, radiator.

Bedroom Three

12' 5" x 6' 11" (3.78m x 2.11m)

With double glazed window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, pedestal wash hand basin, high flush wc, tiled walls, wood flooring, heated towel rail.

Studio

13' 7" x 10' 4" (4.14m x 3.15m)

Detached studio accessed via the garden, fully insulated with heat, light and power.





GARDEN

The property enjoys an 80ft rear garden.

CAR PORT

3 Parking Spaces

The property benefits from a driveway to the front together with a carport to the rear providing off street parking for several vehicles.







Elliot Heath Estate Agents

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