



Elliot Heath
ESTATE AGENTS

24 The Larches, WARE
Guide Price £675,000

24 The Larches

WARE, Ware

4-bed detached family home on Old Vicarage development with spacious living area, bi-fold doors to garden, utility, WC, landscaped rear garden, shed, driveway. Close to Ware town centre and train station. Call 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

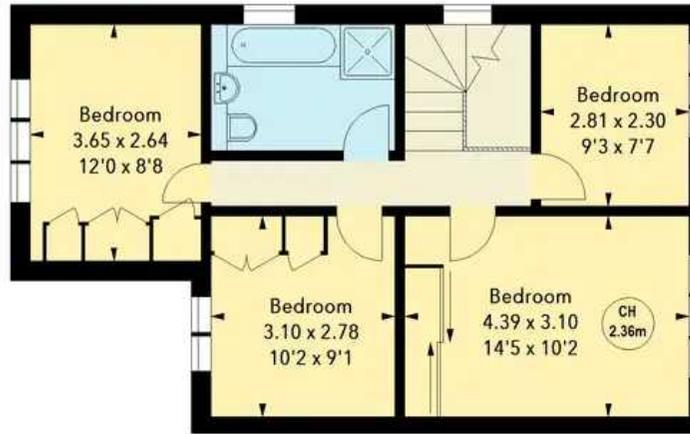


The Larches, SG12

Approximate Area = 143.81 sq m / 1548 sq ft
(Including Shed)

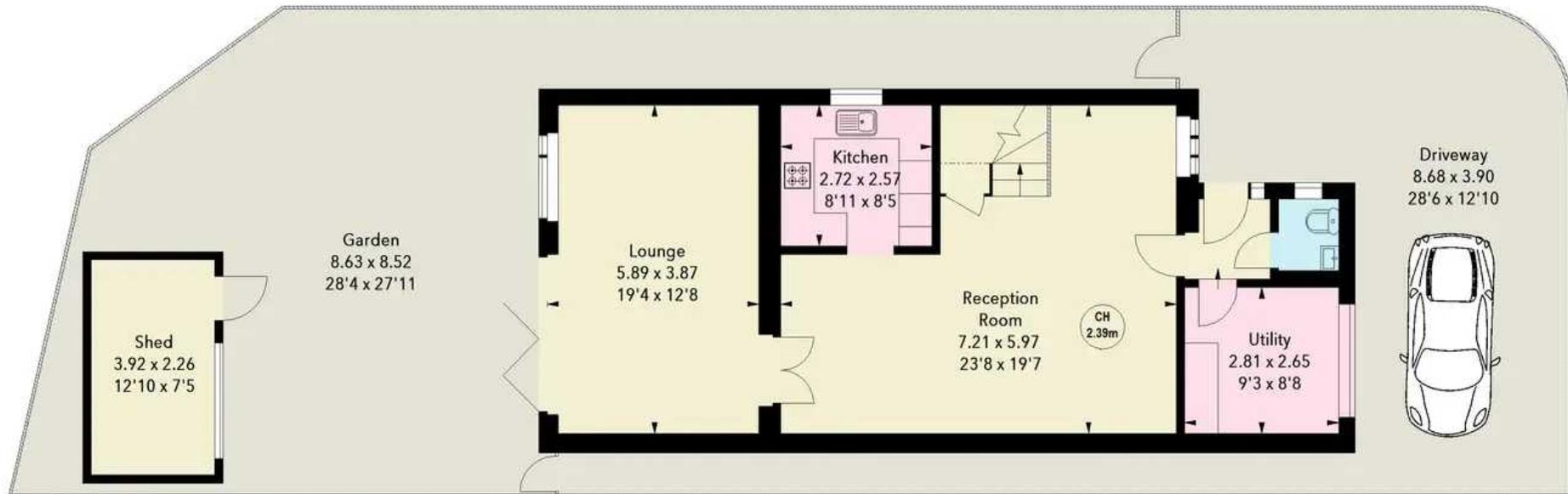
Shed = 8.73 sq m / 94 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 55.00 sq m / 592 sq ft



Ground Floor

Approx. 80.08 sq m / 862 sq ft

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

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Entrance Lobby

With double glazed window to side aspect and door to:

Utility

With up & over door to front aspect, fitted with a range of storage units, appliance space, radiator.

Downstairs WC

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

Reception Room

23' 8" x 19' 7" (7.21m x 5.97m)

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

Kitchen

8' 11" x 8' 5" (2.72m x 2.57m)

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, built in double oven and microwave, gas hob with extractor over, integrated appliances, wood flooring.

Lounge

19' 4" x 12' 8" (5.89m x 3.86m)

With double glazed bi fold doors and windows over looking the rear garden, two vertical radiators, feature wall with built in shelf unit.

First Floor Landing

With double glazed window to side aspect, doors to:

Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.



Bedroom Two

12' 0" x 8' 8" (3.66m x 2.64m)

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

Bedroom Three

10' 2" x 9' 1" (3.10m x 2.77m)

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

Bedroom Four

9' 3" x 7' 7" (2.82m x 2.31m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, chrome heated towel rail.





REAR GARDEN

The rear garden has been thoughtfully landscaped with paved patio seating area, artificial grass, attractively planted bed and substantial garden shed.

DRIVEWAY

2 Parking Spaces

To the front the property benefits from a generous block paved driveway providing off street parking and gated side access to the rear garden







Elliot Heath Estate Agents

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