



Elliot Heath
ESTATE AGENTS

36 Whiteley Close, Dane End
Guide Price **£375,000**

36 Whiteley Close

Dane End, Ware

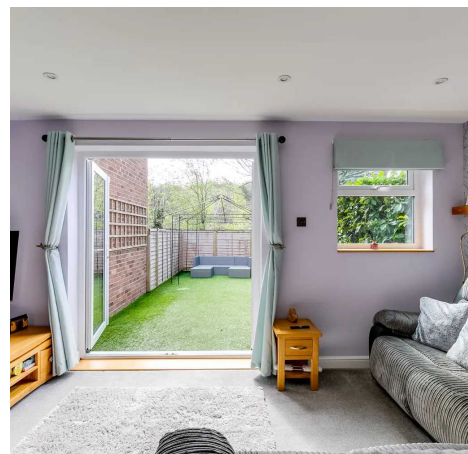
Modern 3-bed family home in Danae End village, tastefully updated. Features contemporary kitchen, bathroom, home office, detached garage, driveway. Low maintenance garden. Close to amenities, school, transport links. Contact Elliot Heath on 01920 293333 to view.

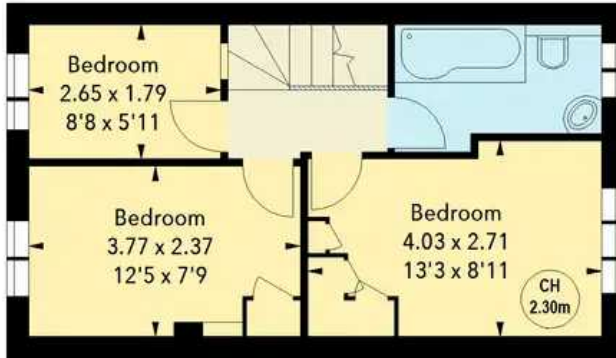
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





First Floor

Approx. 34.00 sq m / 366 sq ft

Whiteley Close, SG12

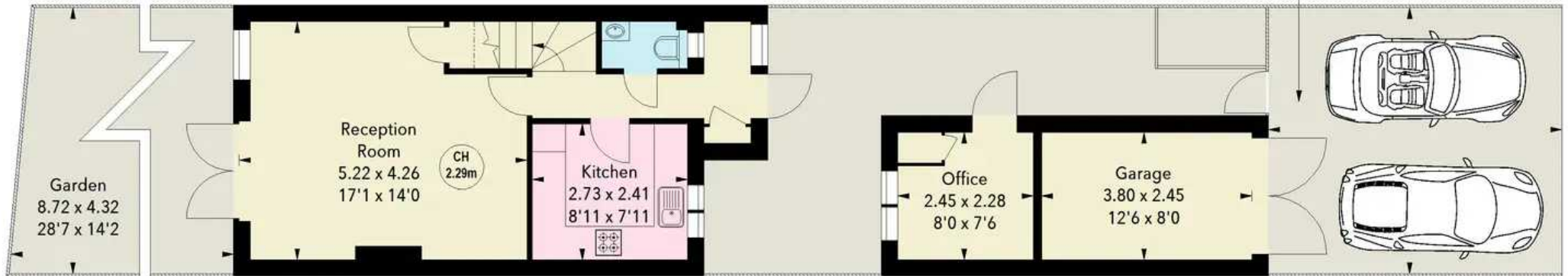
Approximate Area = 85.56 sq m / 921 sq ft
(Including Office & Garage)

Office & Garage
Approximate Area = 14.68 sq m / 158 sq ft

Key :
CH - Ceiling Height



Driveway
5.29 x 4.69
17'4 x 15'5



Ground Floor

Approx. 36.88 sq m / 397 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 front aspect, built in storage cupboard, wood effect flooring, open to:

Hallway

With stairs rising to first floor landing, wood effect flooring, open to the kitchen, door to living room and door to:

Downstairs WC

With double glazed window with obscure glass to the entrance lobby. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen

8' 11" x 7' 11" (2.72m x 2.41m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for washing machine, tiled flooring.

Reception Room

17' 1" x 14' 0" (5.21m x 4.27m)

With double glazed double doors and window onto the rear garden, radiator, fireplace housing a stove, built in storage cupboard.

First Floor Landing

With doors to:

Bedroom One

13' 3" x 8' 11" (4.04m x 2.72m)

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



Bedroom Two

12' 5" x 7' 9" (3.78m x 2.36m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom Three

8' 8" x 5' 11" (2.64m x 1.80m)

With double glazed window to front aspect, radiator.

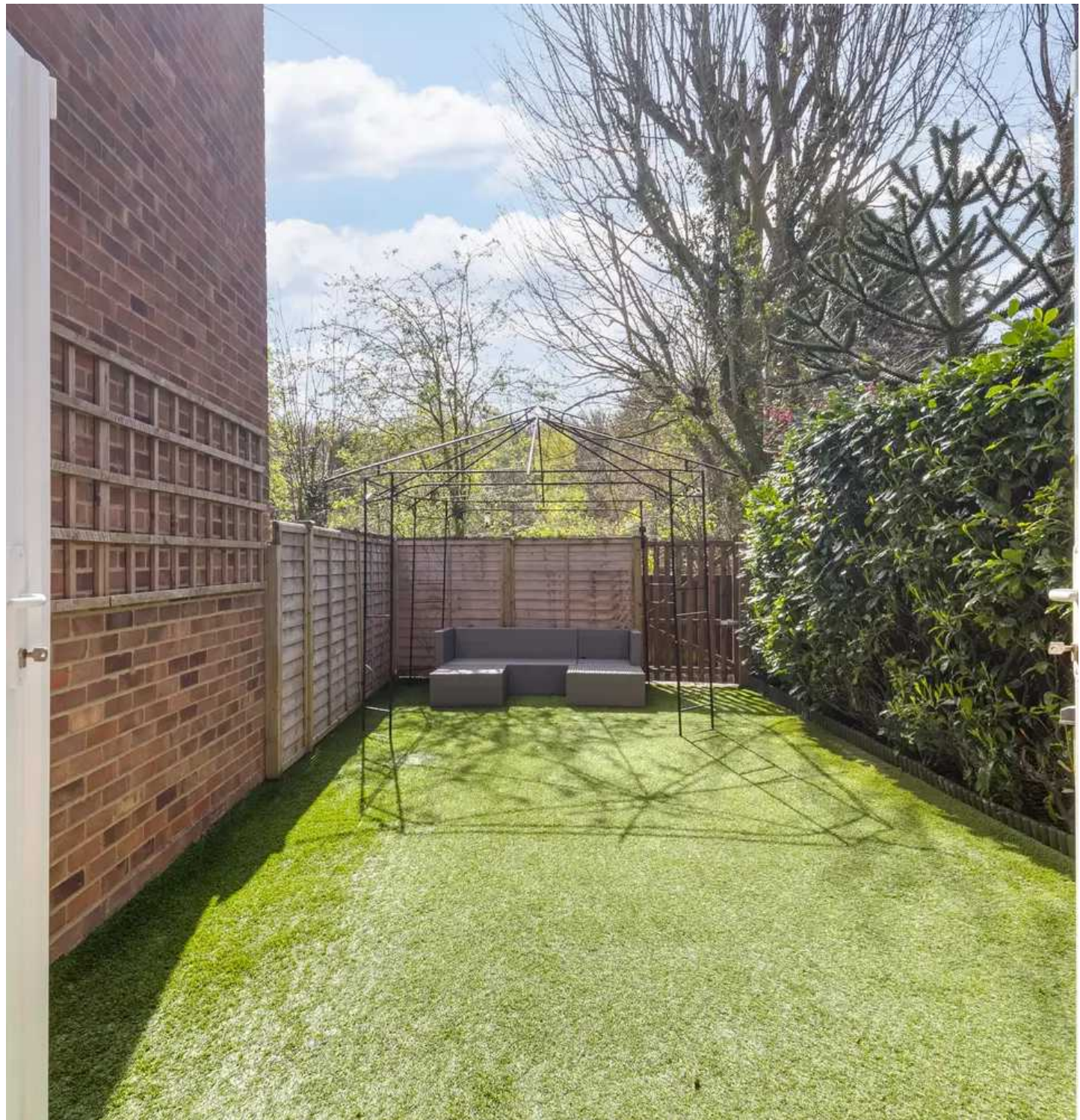
Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising p-shaped panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Office

8' 0" x 7' 6" (2.44m x 2.29m)

Accessed from the front garden with double glazed window, built in storage cupboard, tiled flooring.





FRONT GARDEN

To the front there is a gated paved courtyard area with personnel access to the garage.

REAR GARDEN

To the rear there is a low maintenance garden laid with artificial lawn, outside tap with both hot and cold water.

GARAGE

Triple Garage

To the front there is off street parking for two vehicles and access to the detached garage with power and light connected.







Elliot Heath Estate Agents

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