



**Elliot Heath**  
ESTATE AGENTS

**14 Temple Lane, Tonwell**  
Guide Price **£575,000**

# 14 Temple Lane

Tonwell, Ware

Spacious 4-bed, 2-bath end of terrace house in Tonwell village. Extended property with potential to further extend, featuring 2 reception rooms, conservatory, solar panels, East-facing garden, and driveway. Excellent road links to Hertford, Ware, M25, M1. Contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

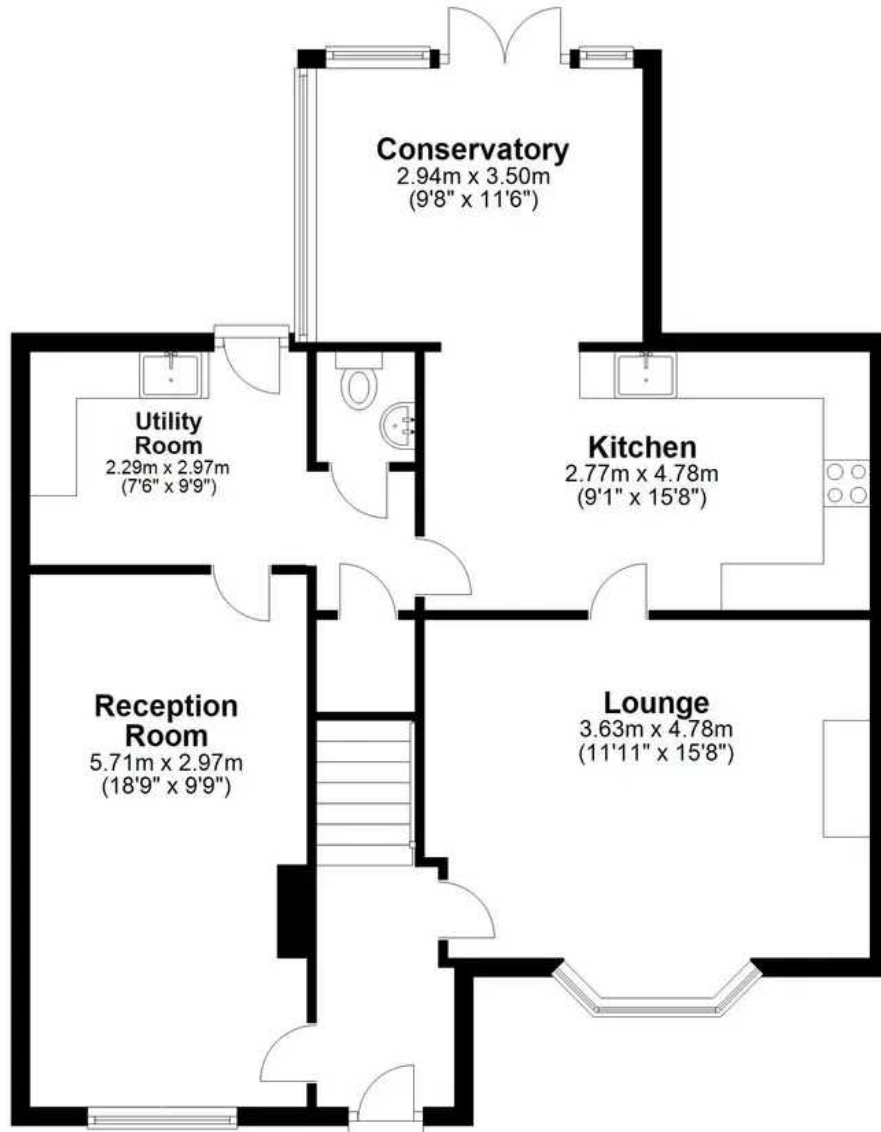
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 76.7 sq. metres (825.5 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 136.1 sq. metres (1464.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

### Entrance Hall

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

### Lounge

11' 11" x 15' 8" (3.63m x 4.78m)

With double glazed bay window to front aspect, radiator, wood effect flooring, wood burning stove, door to:

### Kitchen

9' 1" x 15' 8" (2.77m x 4.78m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, space for cooker with extractor over, appliance space, tiled splash back areas, tiled flooring, open to:

### Conservatory

9' 8" x 11' 6" (2.95m x 3.51m)

Of brick and double glazed construction with double doors opening onto the rear garden, tiled flooring, electric wall heater.

### Reception Room

18' 9" x 9' 9" (5.72m x 2.97m)

With double glazed window to front aspect, radiator, wood effect flooring, door to:

### Utility Room

7' 6" x 9' 9" (2.29m x 2.97m)

With door giving access to outside, built in storage cupboard. Fitted with a range of wall and base storage units with work surfaces over incorporation a sink and drainer unit, appliance space, tiled splash back areas tiled flooring, door to:

### Downstairs WC

Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.



### **First Floor Landing**

The partly-boarded loft space is perfect for storage, however this could be converted into an additional bedroom with en-suite if required, subject to obtaining the relevant consents. Doors to:

#### **Bedroom One**

18' 6" x 6' 7" (5.64m x 2.01m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors, wood effect flooring, door to:

#### **En Suite**

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

#### **Bedroom Two**

10' 0" x 10' 2" (3.05m x 3.10m)

With double glazed window to front aspect, radiator, wood effect flooring.

#### **Bedroom Three**

11' 0" x 10' 8" (3.35m x 3.25m)

With double glazed window to rear aspect, radiator, wood effect flooring, fitted wardrobe cupboards.

#### **Bedroom Four**

7' 5" x 9' 5" (2.26m x 2.87m)

With double glazed window to rear aspect, radiator, wood effect flooring.

#### **Bathroom**

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





## GARDEN

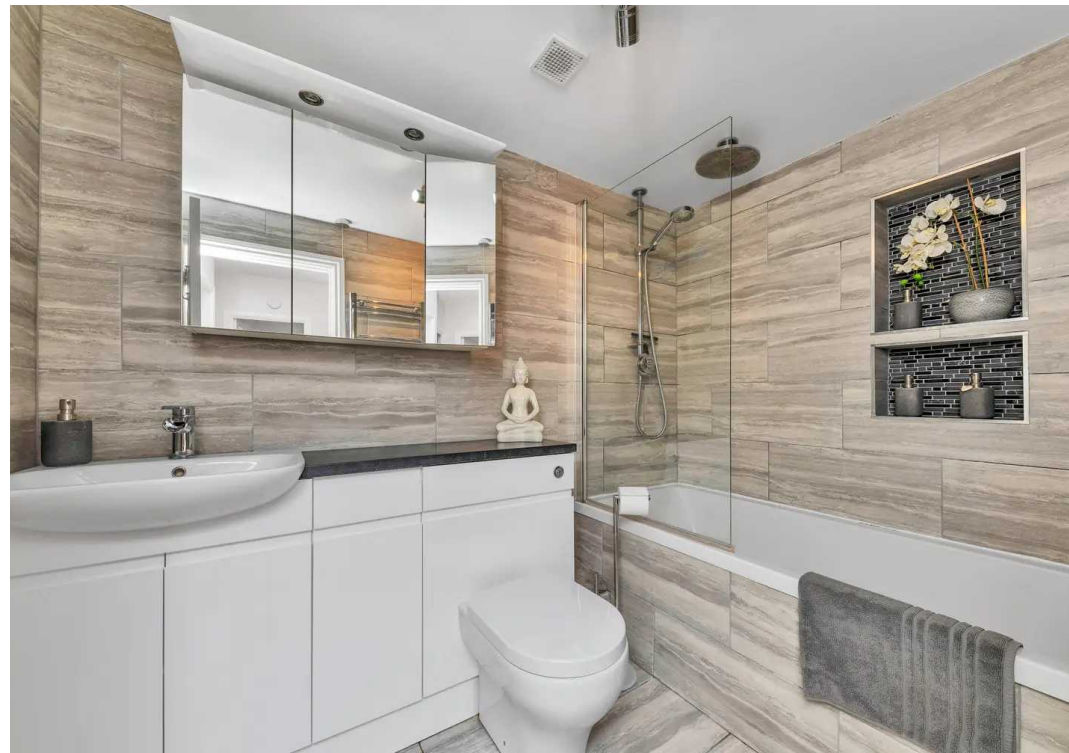
A secure gate provides side access leading through to the rear garden. Externally, a particular standout feature of this home is the delightful East-facing rear garden which measures over 100' in depth and backs on to open fields with lovely far-reaching views. The rear garden commences with a paved patio area with steps leading up to a large area laid to lawn with an array of plant and shrub borders.

## DRIVEWAY

3 Parking Spaces

There's a block paved driveway to the front of the property providing off street parking for 3 vehicles.







## Elliot Heath Estate Agents

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