



Elliot Heath
ESTATE AGENTS

19 Hillside, WARE
Guide Price **£875,000**

19 Hillside

WARE, Ware

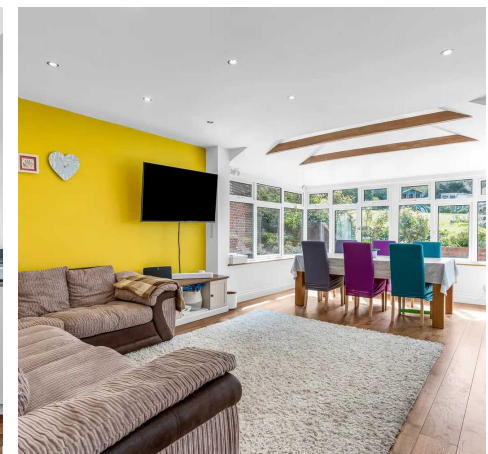
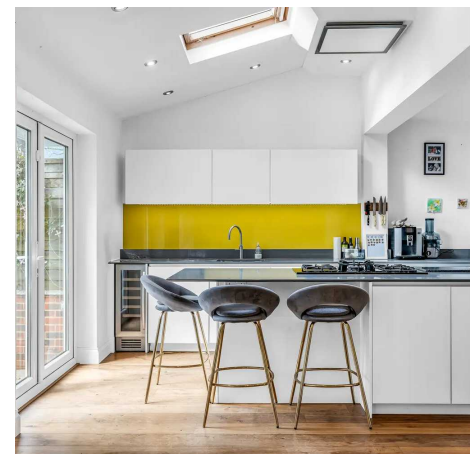
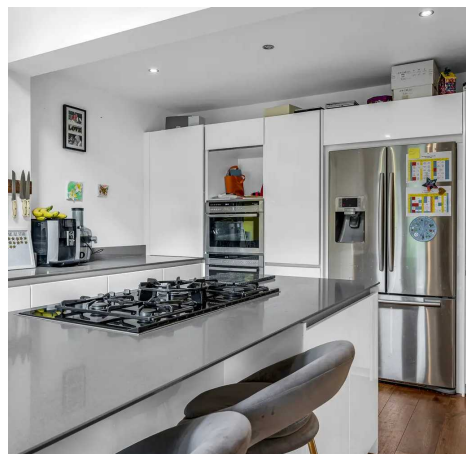
Stunning four-bed family home in Ware, with spacious living areas, garden, en suite master bedroom, and off-street parking. Close to train station and town centre. Beautifully landscaped garden with pergola and playhouse. Contact Elliot Heath to view.

Council Tax band: E

Tenure: Freehold

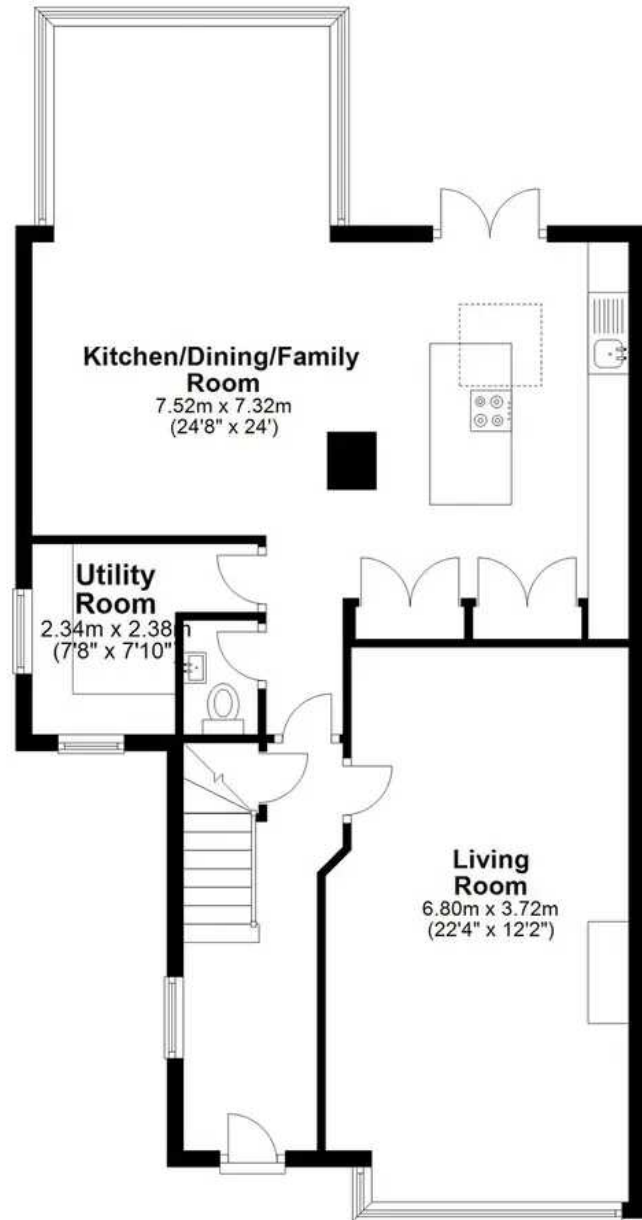
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



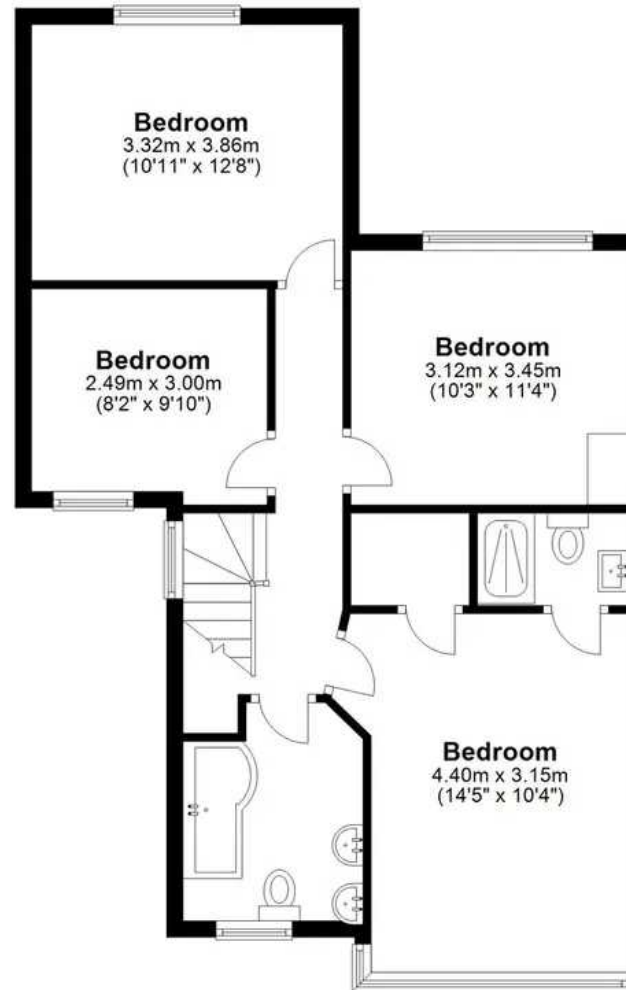
Ground Floor

Approx. 82.9 sq. metres (892.8 sq. feet)



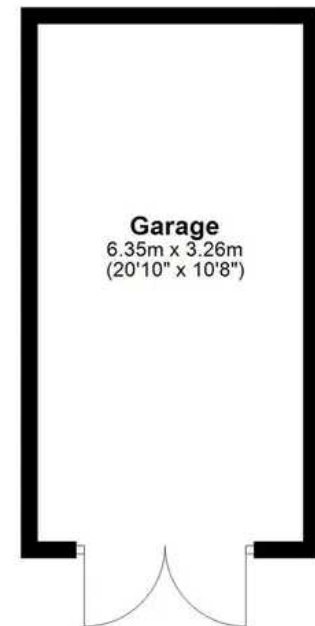
First Floor

Approx. 64.6 sq. metres (694.8 sq. feet)



Outbuilding

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 168.2 sq. metres (1810.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With double glazed window to side aspect, radiator, stairs rising to first floor landing, understairs storage cupboard, doors to:

Living Room

22' 4" x 12' 2" (6.81m x 3.71m)

With double glazed window to front aspect, radiator, fireplace with wood burning stove, built in shelving and units to alcove, wood flooring.

Kitchen/Dining/Family Room

24' 8" x 24' 0" (7.52m x 7.32m)

A bright and spacious room comprising:

Family Area

With wood flooring, open to:

Dining Area

With double glazed windows overlooking the garden, wood flooring, vaulted ceiling with exposed timbers, open to:

Kitchen

With double glazed double doors opening onto the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, island unit with gas hob and breakfast bar, wood flooring, door to downstairs wc and door to:

Utility

7' 8" x 7' 10" (2.34m x 2.39m)

Dual aspect with double glazed windows to front and side aspect. Fitted with a range of storage units, appliance space.

Downstairs WC

Fitted with a suite comprising low flush wc and wash hand basin.



First Floor Landing

With double glazed window to side aspect and doors to:

Bedroom One

14' 5" x 10' 4" (4.39m x 3.15m)

With double glazed window to front aspect, radiator, large walk in wardrobe cupboard, door to:

En Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two

10' 11" x 12' 8" (3.33m x 3.86m)

With double glazed window to rear aspect, radiator.

Bedroom Three

10' 3" x 11' 4" (3.12m x 3.45m)

With double glazed window to rear aspect, radiator, attractive feature fireplace.

Bedroom Four

8' 2" x 9' 10" (2.49m x 3.00m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low flush wc, two pedestal wash hand basins, tiled splash back areas, tiled flooring, chrome heated towel rail.





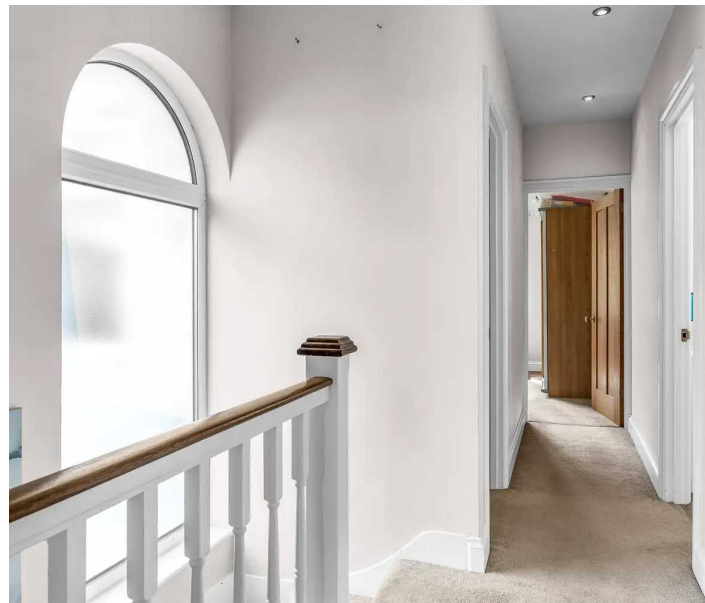
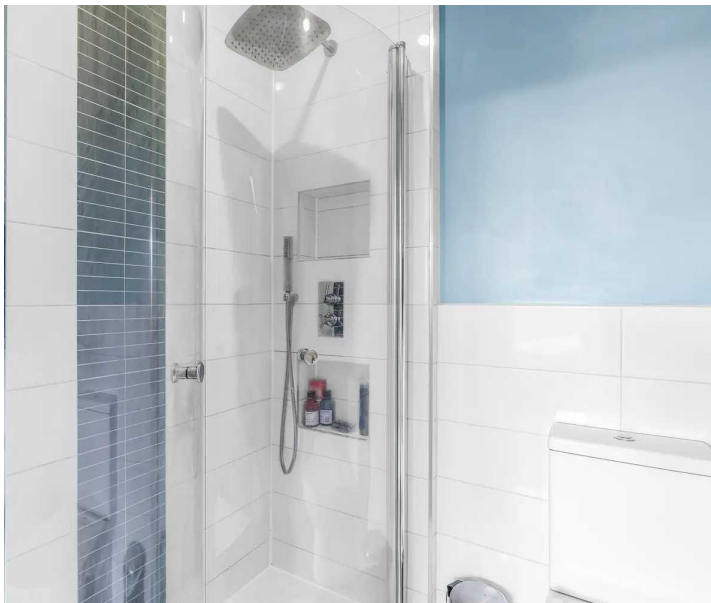
GARDEN

Undoubtedly one of the main features of this family home is the stunning rear garden. To the immediate rear of the property there is a patio seating area with steps up to the generous lawned area with abundance of mature plants, trees and shrubs bordering, lovely pergola together with a children's playhouse. A decked area gives access to the detached garage.

GARAGE

Triple Garage

The property benefits from a driveway to the front providing off street parking which in turn gives access to the detached garage, measuring approx 20'10 x 10'8 (6.35 x 3.26) with storage above.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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