



Elliot Heath
ESTATE AGENTS

31 Rockfield Avenue, WARE

Guide Price £525,000

31 Rockfield Avenue

WARE, Ware

Spacious 3-bed semi-detached home on Kingshill development. Extended over 3 floors, reception room, open kitchen/dining, bathroom, 3 bedrooms, shower room. Driveway, tandem garage, rear garden. Near schools, shops, and transport links. Call 01920 293333 to view.

Council Tax band: E

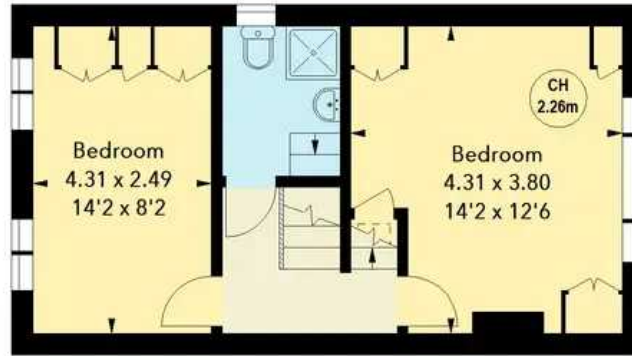
Tenure: Freehold



Rockfield Avenue, SG12

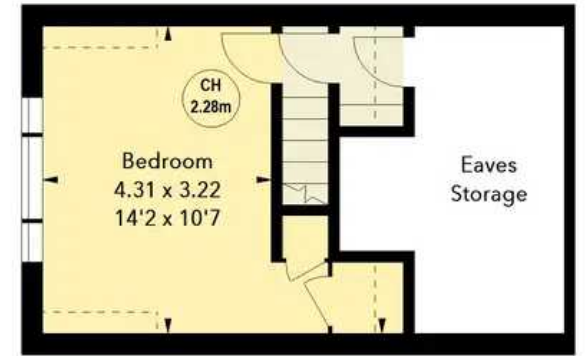
Approximate Area = 144.92 sq m / 1560 sq ft
(Including Eaves Storage, Garage & Summer House)

- Eaves Storage
10.68 sq m / 115 sq ft
- Summer House
8.18 sq m / 88 sq ft
- Garage
18.30 sq m / 197 sq ft



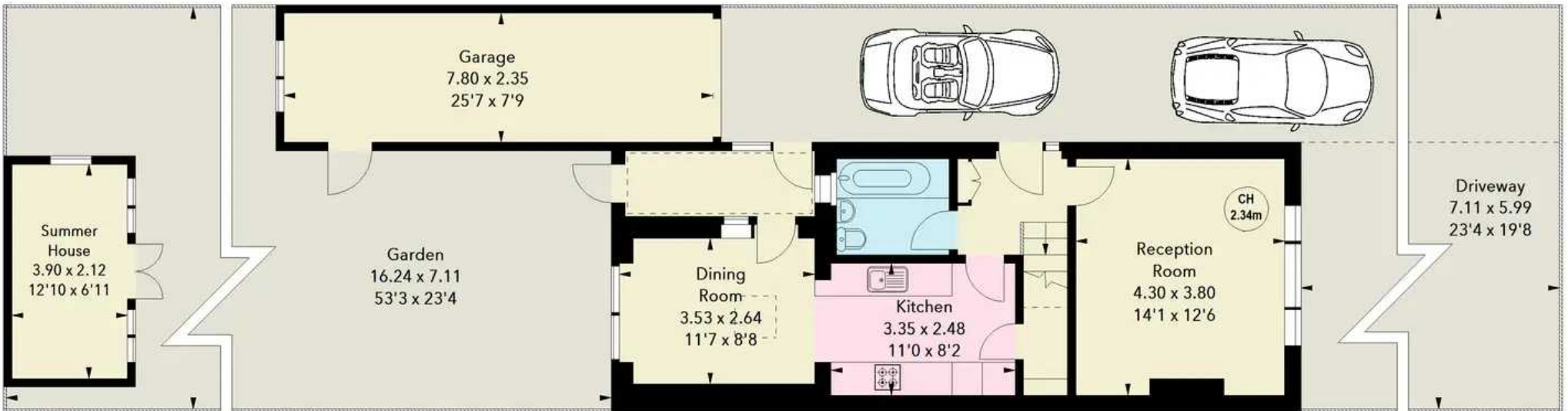
First Floor

Approx. 35.49 sq m / 382 sq ft



Second Floor

Approx. 31.40 sq m / 338 sq ft



Ground Floor

Approx. 51.56 sq m / 555 sq ft

Key :
CH - Ceiling Height



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

With double glazed window, built in storage cupboard housing gas boiler, stairs rising to first floor landing, wood effect flooring, radiator, coving to ceiling, doors to:

Reception Room

14' 1" x 12' 6" (4.30m x 3.80m)

With double glazed window to front aspect, radiator, feature fireplace, coving to ceiling.

Kitchen

11' 0" x 8' 2" (3.35m x 2.48m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, water softener, built in oven, induction hob with extractor over, integrated fridge and dishwasher, space for washing machine and microwave oven, tiled splash back areas, wood effect flooring, radiator, open to:

Dining Room

11' 7" x 8' 8" (3.53m x 2.64m)

With double glazed sliding doors to the rear garden, double glazed window to side aspect and skylight window, radiator, coving to ceiling, dado rail, door to:

Rear Lobby

With window to side aspect, glazed roof, door to side access and door to rear garden, part tiled walls.

Bathroom

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

First Floor Landing

With stairs rising to second floor, radiator, coving to ceiling and doors to:



Bedroom One

14' 2" x 10' 7" (4.31m x 3.22m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards, coving to ceiling, wood effect flooring.

Bedroom Three

14' 2" x 8' 2" (4.31m x 2.49m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards, coving to ceiling.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tile effect flooring, coving to ceiling, radiator.

Second Floor Landing

With access to eaves storage and door to:

Bedroom Two

14' 2" x 10' 7" (4.31m x 3.22m)

With double glazed window to rear aspect, radiator, built in storage cupboards, coving to ceiling.





REAR GARDEN

The front garden is block paved with raised beds.

REAR GARDEN

The beautifully presented rear garden benefits from a paved seating area with gated access to the artificial lawn, raised flower beds, paved area housing the greenhouse, decked area with a large summerhouse measuring approx 12'10 x 6'11 (3.90 x 2.12).

DOUBLE GARAGE

3 Parking Spaces

The property benefits from a generous driveway providing off street parking which in turn give access to the tandem garage. The garage measures approx 25'7 x 7'9 (7.80 x 2.35) with up and over door to front aspect, window to rear aspect and personnel door to the rear garden.







Elliot Heath Estate Agents

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