



Elliot Heath
ESTATE AGENTS

17 The Smithy, Little Hadham
Guide Price **£450,000**

17 The Smithy

Little Hadham, Ware

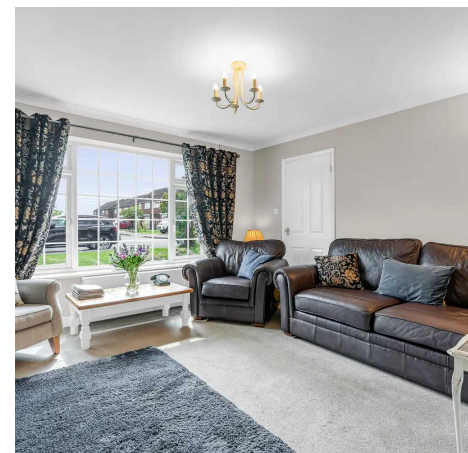
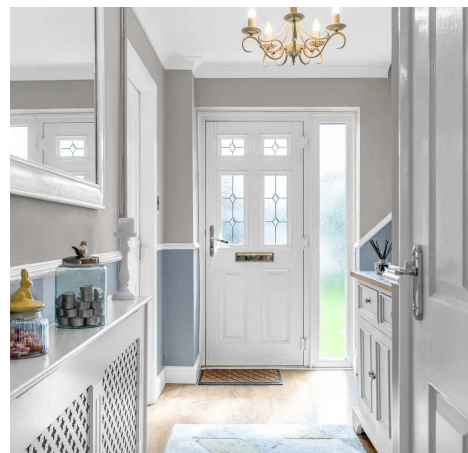
Immaculate 3-bed semi-detached in Little Hadham village, near Bishop's Stortford. Features include spacious living areas, landscaped garden with patio, decked area, and shed. Contact Elliot Heath to view.

Council Tax band: D

Tenure: Freehold

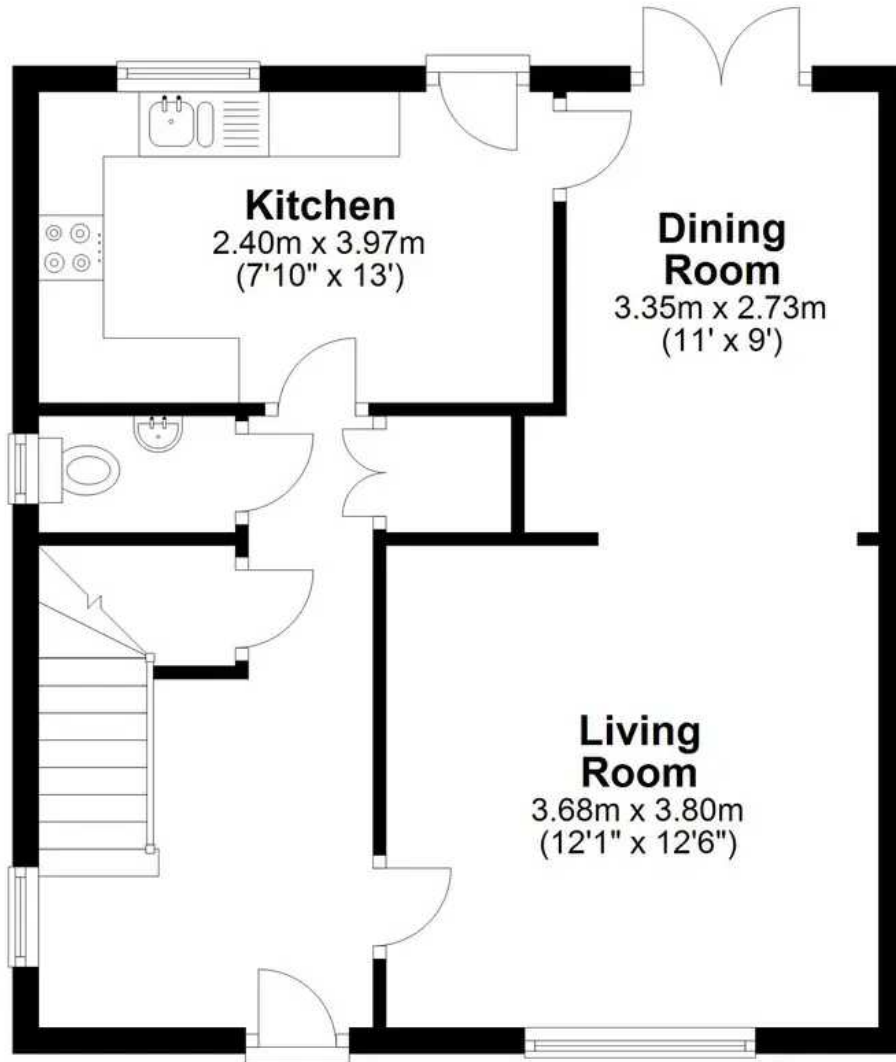
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 89.1 sq. metres (958.8 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

Generous Entrance Hall

With double glazed window to side aspect, wood flooring, stairs rising to first floor landing, understairs storage cupboard, built in storage cupboard, doors to:

Living Room

12' 1" x 12' 6" (3.68m x 3.80m)

With double glazed window to front aspect, radiator, attractive fireplace, open to:

Dining Room

11' 0" x 8' 11" (3.35m x 2.73m)

With double glazed double doors to the rear garden, radiator, door to:

Kitchen

7' 10" x 13' 0" (2.40m x 3.97m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, space for American style fridge/freezer, integrated appliances, wood effect flooring, radiator.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, wall hung wash hand basin, tiled splash back areas, radiator.

First Floor Landing

With double glazed window to side aspect, radiator, doors to:

Bedroom One

10' 2" x 12' 11" (3.10m x 3.93m)

With double glazed window to rear aspect, radiator, panelling to one wall, built in wardrobe cupboard with sliding doors.



Bedroom Two

8' 9" x 12' 6" (2.67m x 3.80m)

With double glazed window to front aspect, radiator, panelling to one wall.

Bedroom Three

10' 2" x 8' 1" (3.10m x 2.47m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclose bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, radiator.





GARDEN

The front garden is predominantly laid to lawn with flower and shrub borders and gated access to the rear garden.

REAR GARDEN

The rear garden has been beautifully landscaped with patio seating area to the immediate rear of the property which in turn leads to the lawn with mature flower and shrub borders. There is a further decked seating area to the rear with pergola and a timber garden shed.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk