



Elliot Heath
ESTATE AGENTS

122 High Oak Road, WARE
Guide Price £500,000

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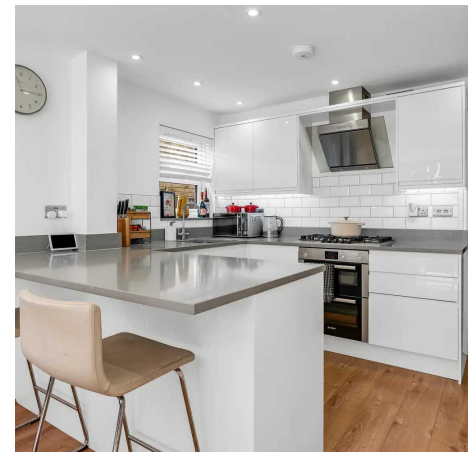
WARE, Ware

Charming 3 bed Victorian home with cloakroom, living room with wood burning stove, integrated kitchen/dining area, en-suite main bedroom, family bathroom, courtyard garden, driveway. Close to countryside, Ware high street, and station to London. Contact Elliot Heath on 01920 293333 to view.
Council Tax band: E

Tenure: Freehold

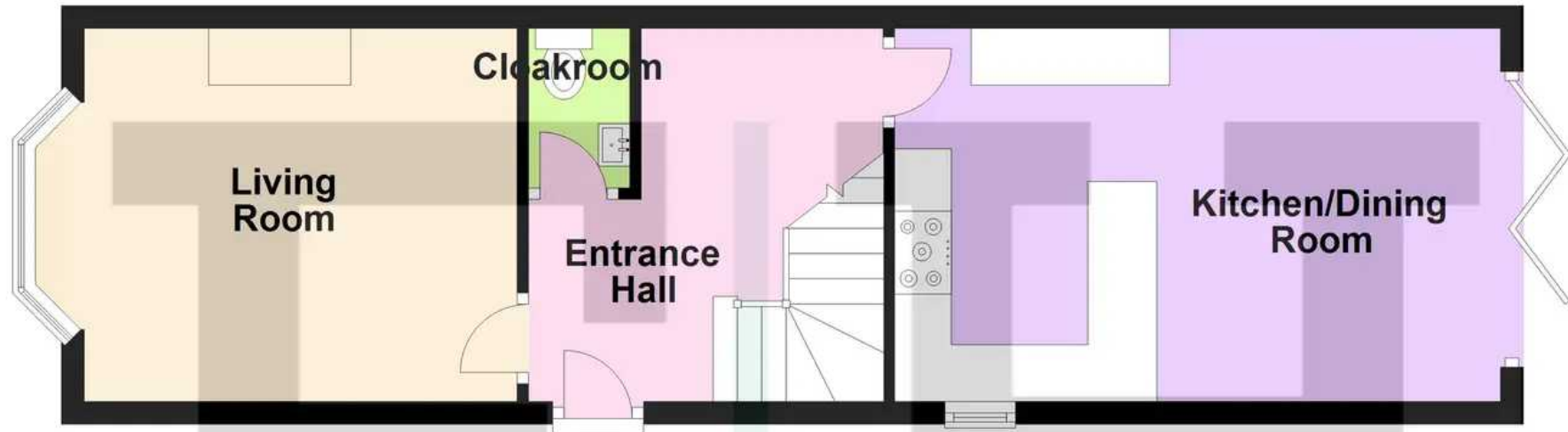
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



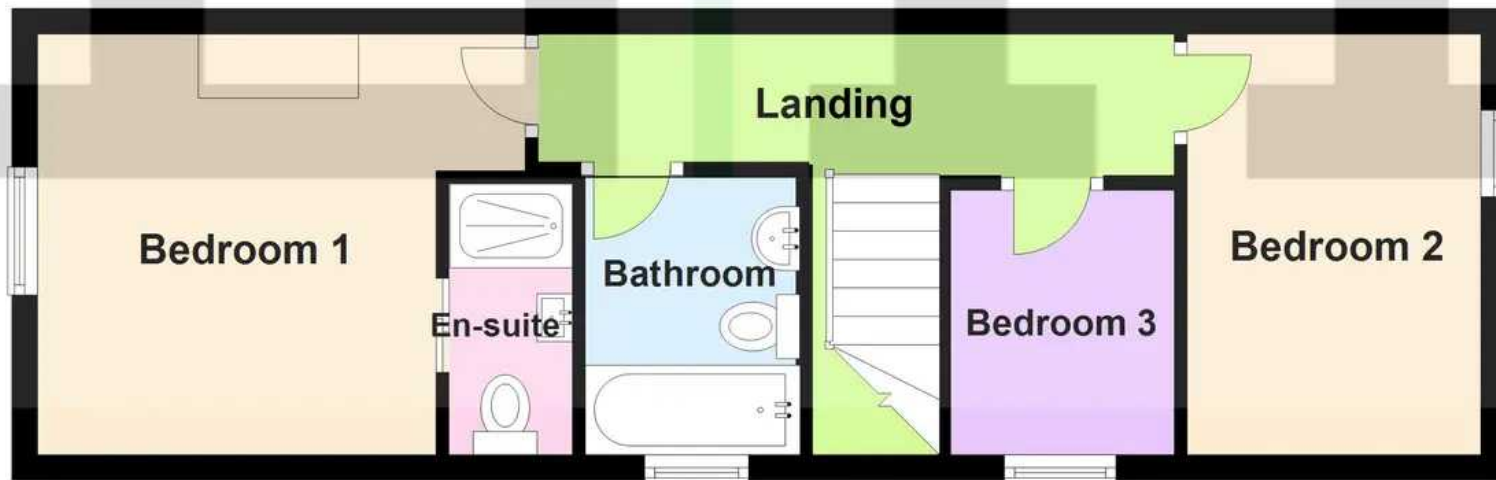
Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Entrance Hall

With wood flooring, radiator, stairs rising to first floor landing, exposed brickwork, built in storage cupboards, doors to:

Downstairs WC

Fitted with a suite comprising low level wc, vanity unit with inset wash hand basin, tiled splash back areas, radiator, wood flooring.

Living Room

14' 8" x 10' 7" (4.47m x 3.22m)

With Upvc double glazed bay window to front aspect with fitted shutters, exposed brick fireplace with wood burning stove, radiator, wood flooring.

Kitchen/Dining Room

18' 3" x 10' 2" (5.56m x 3.10m)

With Upvc double glazed bi fold doors giving access to the courtyard garden and Upvc double glazed window to side aspect. Fully integrated with fridge/freezer, double oven, five ring gas hob with extractor over, washing machine and dishwasher, quartz work surfaces with inset stainless steel sink and drainer unit with mixer tap, tiled splash back areas, high gloss wall and base storage units, breakfast bar, spot lights to ceiling, wood flooring, radiator.

First Floor Landing

With access to loft area and doors to:

Bedroom One

10' 2" x 10' 9" (3.10m x 3.27m)

With Upvc double glazed window to front aspect with fitted shutters, radiator, paneling to one wall, sliding door giving access to:

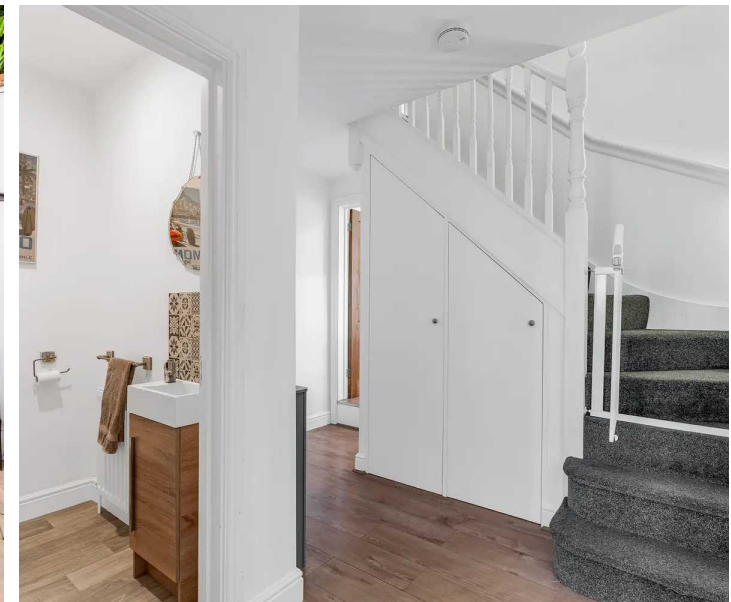
En Suite Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, low level wc, tiled splash back areas, chrome heated towel rail, wood effect flooring.

Bedroom Two

10' 9" x 7' 8" (3.27m x 2.34m)

With Upvc double glazed window to rear aspect, radiator, paneling to one wall fitted wardrobe cupboards



Bedroom Two

10' 9" x 7' 8" (3.27m x 2.34m)

With Upvc double glazed window to rear aspect, radiator, paneling to one wall, fitted wardrobe cupboards.

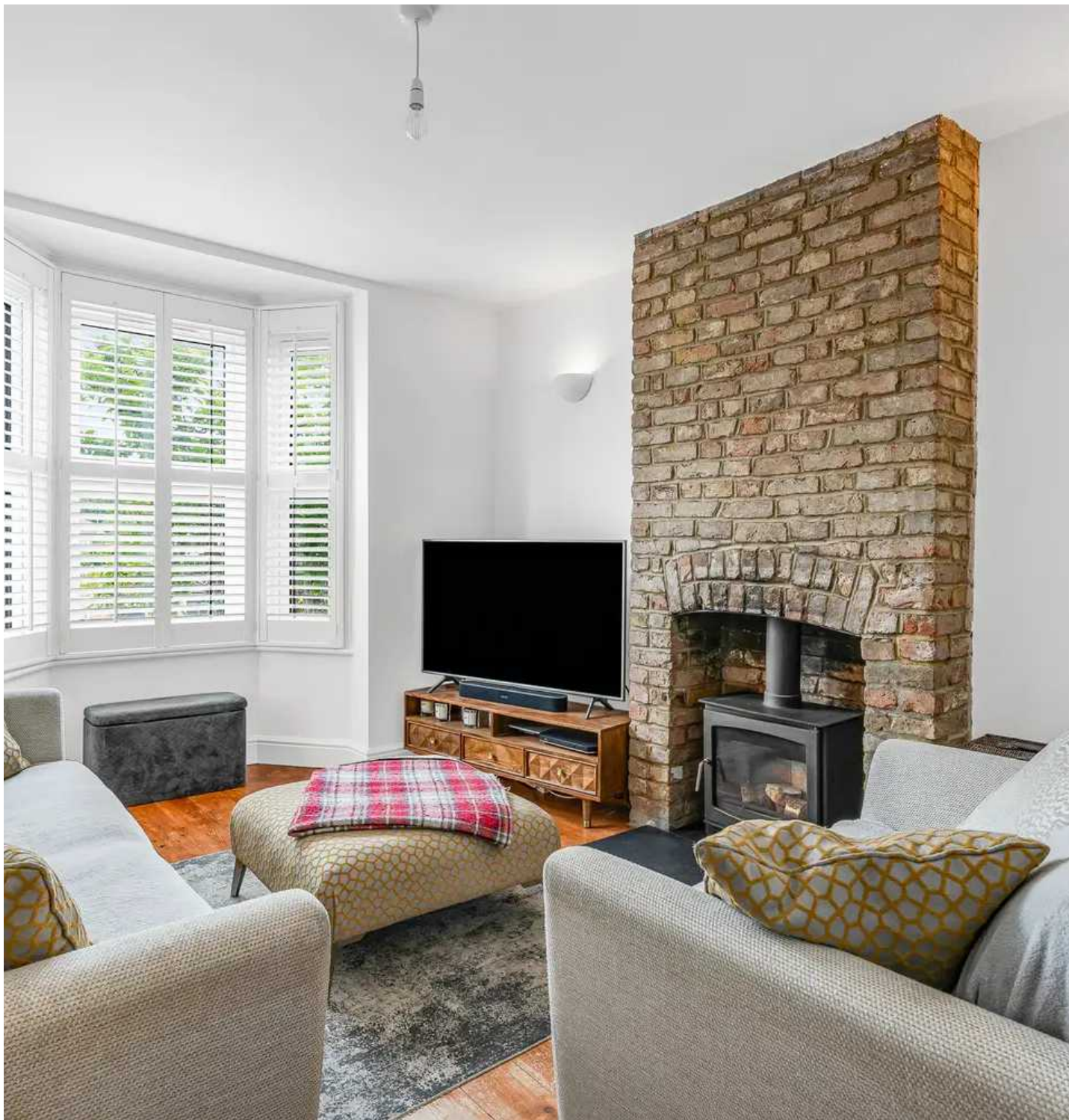
Bedroom Three

5' 8" x 6' 11" (1.73m x 2.11m)

With Upvc double glazed window to side aspect, radiator.

Bathroom

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with chrome telephone style mixer tap and shower attachment, dual flush wc, pedestal wash hand basin, chrome heated towel rail, inset spotlights, wood effect flooring.





REAR GARDEN

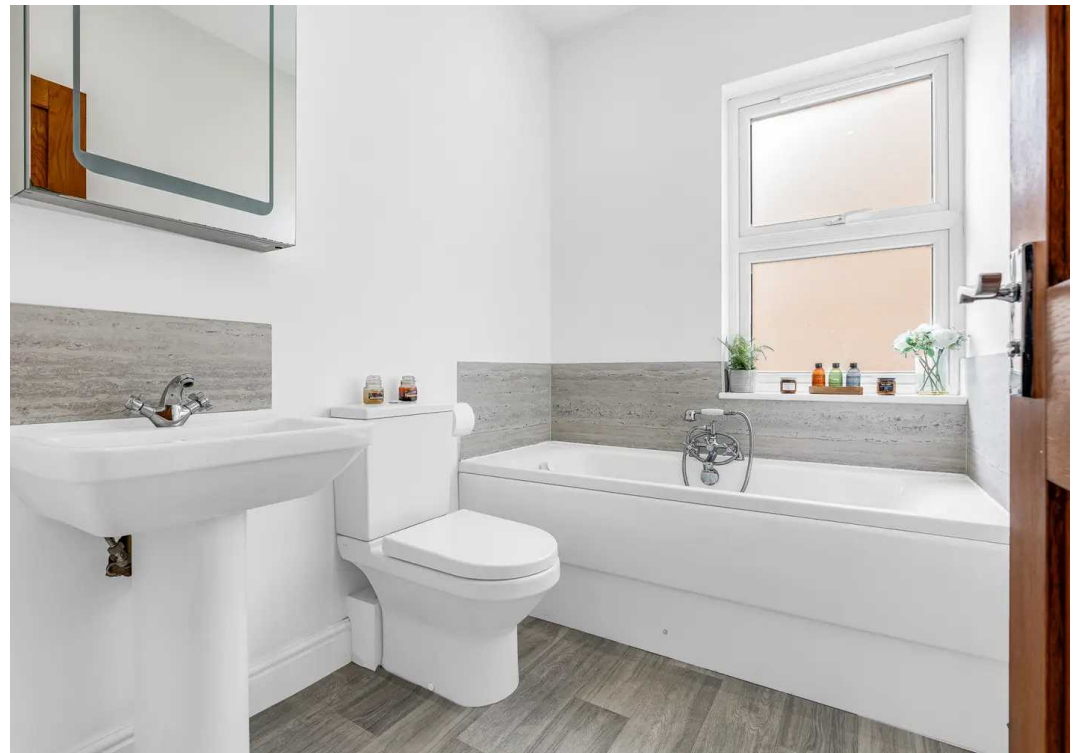
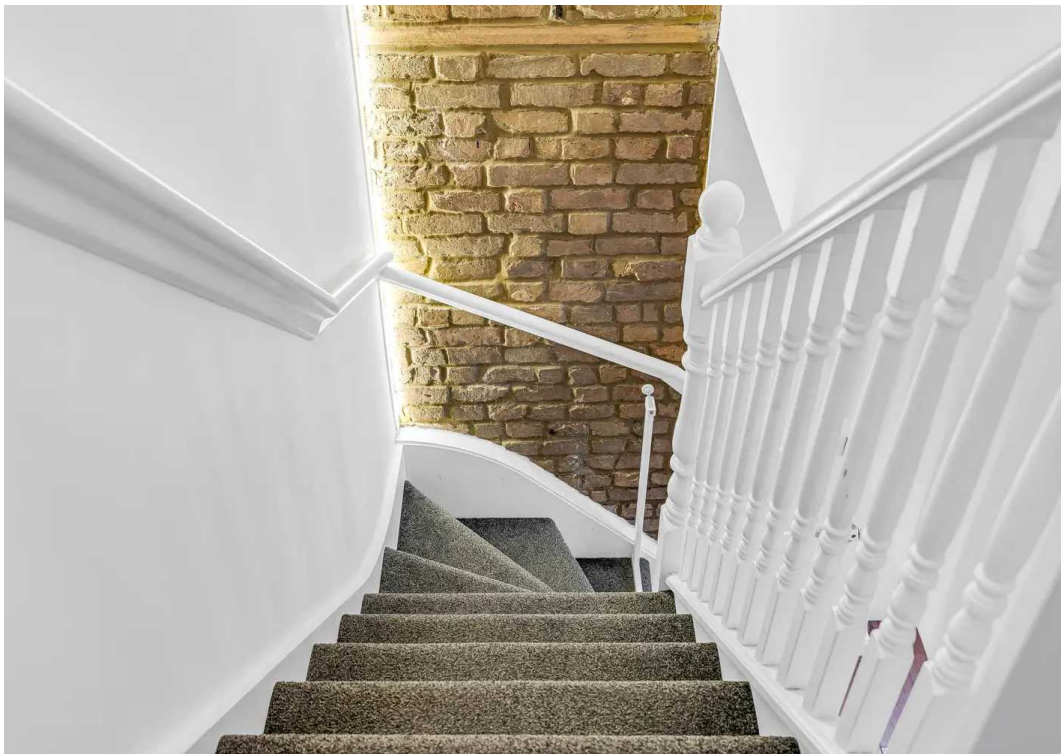
With gated side access to the rear courtyard garden which is paved patio with two raised flowerbeds and built in seating.

DRIVEWAY

2 Parking Spaces

The property benefits from a block paved driveway providing off street parking for several vehicles and gated access to the rear garden.







Elliot Heath Estate Agents

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