



**Elliot Heath**  
ESTATE AGENTS

**23 Heath Drive, WARE**  
Guide Price £700,000

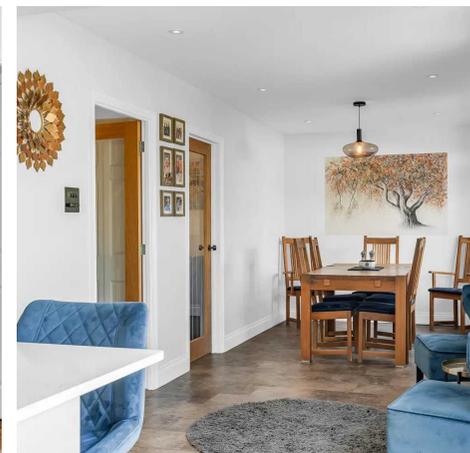
# 23 Heath Drive

WARE, Ware

Spacious 4-bed family home on Kingshill development with integrated kitchen, large garden, home office, and parking. Close to amenities, schools, and train station. Call Elliot Heath on 01920 293333 to view.

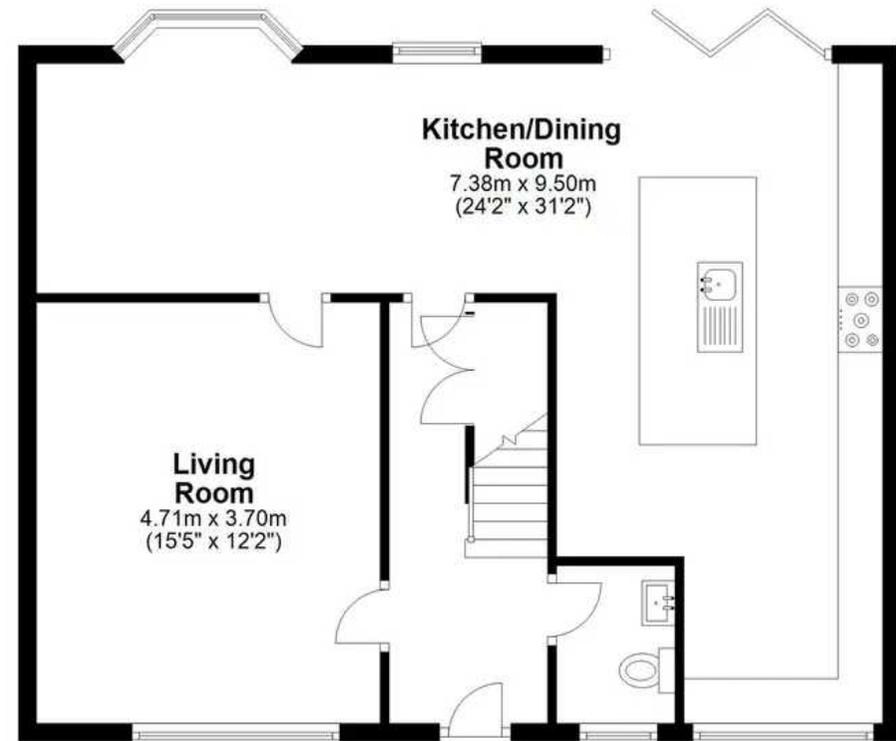
Council Tax band: F

Tenure: Freehold



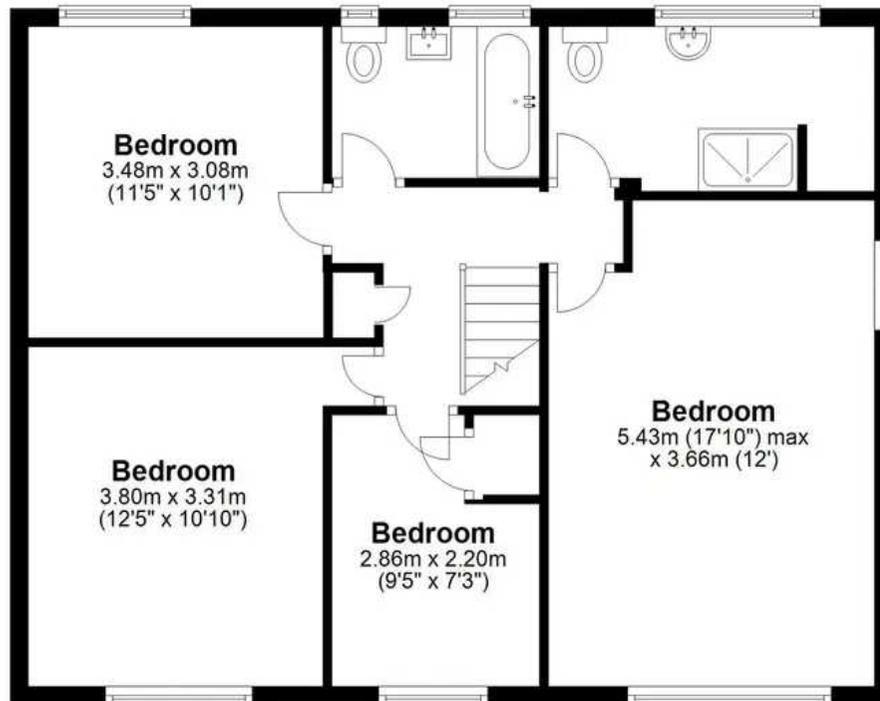
## Ground Floor

Approx. 69.6 sq. metres (748.6 sq. feet)



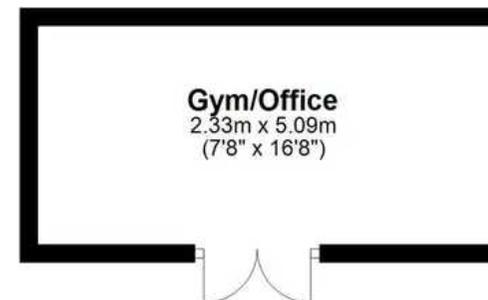
## First Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



## Outbuilding

Approx. 11.9 sq. metres (127.7 sq. feet)



Total area: approx. 150.0 sq. metres (1615.1 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](http://www.matthewkyle.co.uk)

### Generous Entrance Hall

With stairs rising to first floor landing, built in under stairs storage cupboard, wood flooring, radiator, doors to:

### Downstairs WC

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

### Living Room

15' 5" x 12' 2" (4.71m x 3.70m)

With double glazed window to front aspect, radiator, door to:

### Kitchen/Dining Room

24' 3" x 31' 2" (7.38m x 9.50m)

### Dining Room

With double glazed windows to rear aspect with the bay window benefiting from a window seat, tiled flooring, two radiators, open to:

### Kitchen

With double glazed bi fold doors opening onto the rear garden and double glazed window to front aspect. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, tiled flooring, radiator.

### First Floor Landing

With built in storage cupboard, loft access to huge loft space suitable for creating further living space for a new master bedroom with on suite and walk in wardrobe, if required subject to normal planning consents, doors to:

### Bedroom One

17' 10" x 12' 0" (5.43m x 3.66m)

Dual aspect with double glazed window to front and side aspect, radiator.



**Bedroom Two**

12' 6" x 10' 10" (3.80m x 3.31m)

With double glazed window to front aspect, radiator.

**Bedroom Three**

11' 5" x 10' 1" (3.48m x 3.08m)

With double glazed window to rear aspect, radiator.

**Bedroom Four**

9' 5" x 7' 3" (2.86m x 2.20m)

With double glazed window to front aspect, built in storage cupboard, radiator.

**Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, wall mounted wash hand basin, dual flush wc, fully tiled, radiator.

**Bathroom**

With two double glazed windows 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, dual flush wc, tiled splash back areas, wood effect flooring, radiator.

**Gym/Office**

7' 8" x 16' 8" (2.33m x 5.09m)

With glazed double doors, power and light connected.





### **FRONT GARDEN**

The generous frontage is attractively landscaped with block paving and gated access to the rear garden.

### **REAR GARDEN**

Set on a corner plot the south westerly rear garden is of a really good size with large patio seating area which in turn leads to the lawn with mature hedge borders and flower beds, gated access to the parking to the rear together with the gym/home office.

### **DRIVEWAY**

2 Parking Spaces

To the front the property benefits from a block paved driveway providing off street parking, in addition there is a further parking space to the rear of the property.







## Elliot Heath Estate Agents

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