



Elliot Heath
ESTATE AGENTS

8 Meadow Gardens, Widford

Guide Price **£725,000**

8 Meadow Gardens

Widford, Ware

Modern 3-bed detached home in Widford village. Built in 2019 to high standards by Stonebond. Features wood burning stove, open plan kitchen/dining, en suite main bedroom, private drive, landscaped garden. Ideal countryside location near Ware, Bishops Stortford, Harlow. Council Tax band: E

Tenure: Freehold

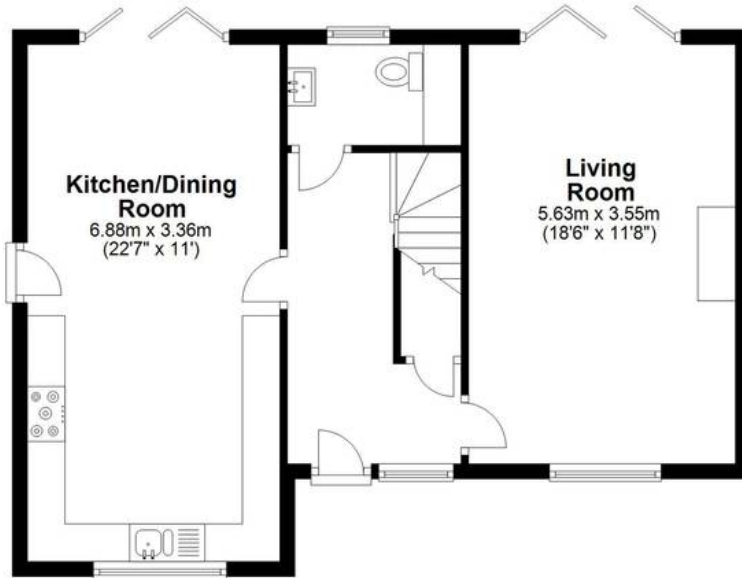
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



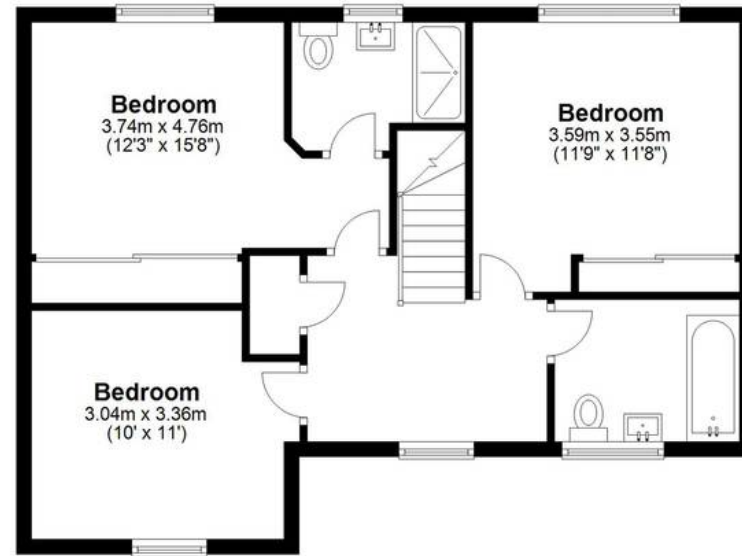
Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



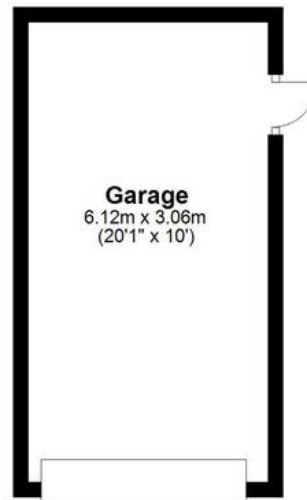
First Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Outbuilding

Approx. 18.7 sq. metres (201.6 sq. feet)



Total area: approx. 132.9 sq. metres (1430.9 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 front aspect, large under stairs storage cupboard, wood flooring, underfloor heating, doors to:

Living Room

18' 6" x 11' 8" (5.63m x 3.55m)

Dual aspect with double glazed window to front aspect and bi fold doors opening onto the rear garden, attractive fireplace with wood burning stove, underfloor heating.

Kitchen/Dining Room

22' 7" x 11' 0" (6.88m x 3.36m)

Dual aspect with double glazed window to front aspect and bi fold doors opening onto the rear garden together with a door giving access to the side. Comprehensively fitted with a range of wall and base storage units with work surfaces over, fully integrated, tiled flooring, underfloor heating.

Downstairs WC/Utility

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, space and plumbing for washing machine, wood flooring, underfloor heating.

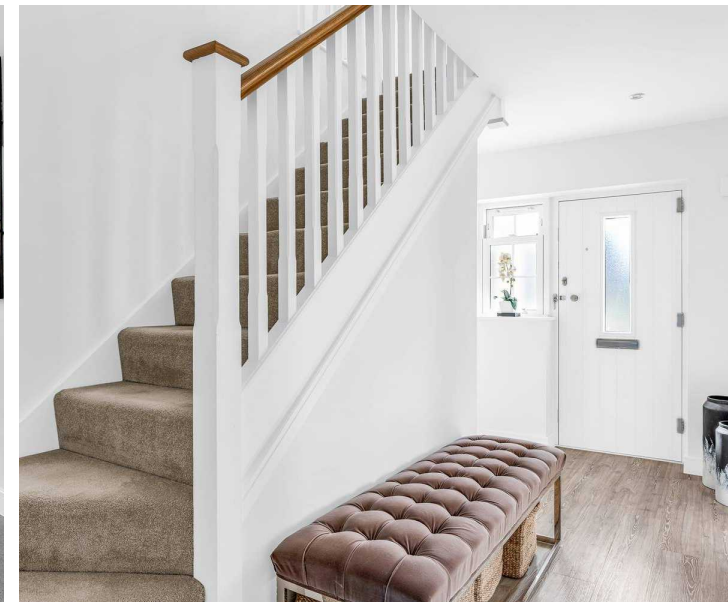
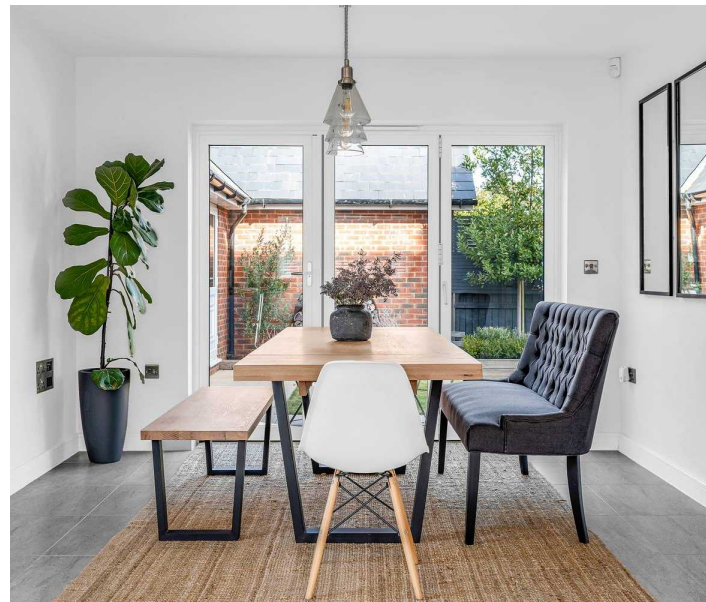
First Floor Landing

With double glazed window to front aspect, large built in storage cupboard, radiator, doors to:

Bedroom One

12' 3" x 15' 7" (3.74m x 4.76m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors, door to:



En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two

11' 9" x 11' 8" (3.59m x 3.55m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors.

Bedroom Three

10' 0" x 11' 0" (3.04m x 3.36m)

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, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





FRONT GARDEN

The front garden is laid to lawn with hedge borders and gated access to the rear garden.

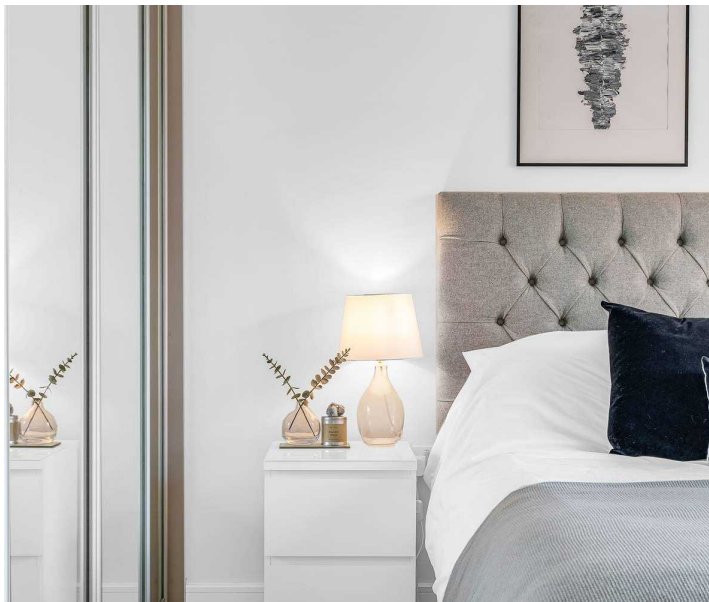
REAR GARDEN

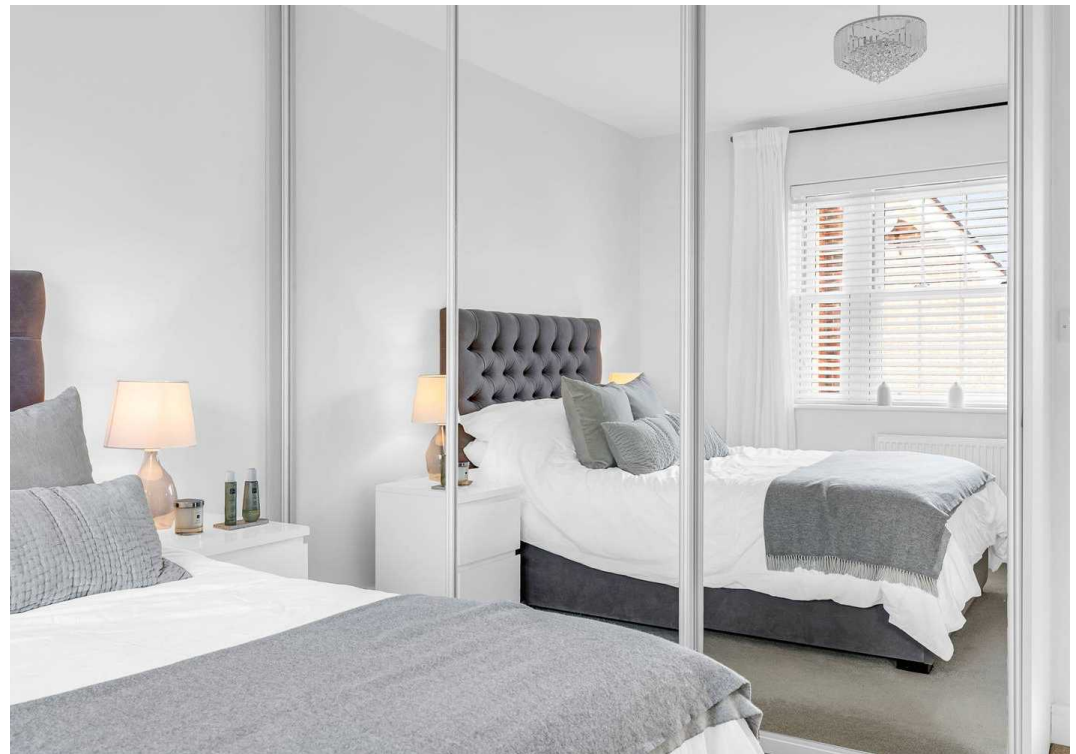
The private landscaped rear garden benefits from paved seating areas with the remainder laid to lawn and raised flower beds, outside lighting and power point.

GARAGE

Single Garage

The driveway to the side of the property provides off street parking and access to the detached garage with up and over door to front aspect and personnel door to the rear garden, light and power connected, measuring approximately 6.12m x 3.06 (20'1 x 10'0).







Elliot Heath Estate Agents

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