



**Elliot Heath**  
ESTATE AGENTS

**Holly Cottage High Street, Widford**  
Guide Price **£350,000**

# Holly Cottage High Street

Widford, Ware

"Charming 2-bed semi-detached home in Widford village, built in 2007. Fitted kitchen, spacious living room, 2 bedrooms, bathroom. Generous front & rear gardens, parking for multiple vehicles. Idyllic rural location, close to amenities & transport links.

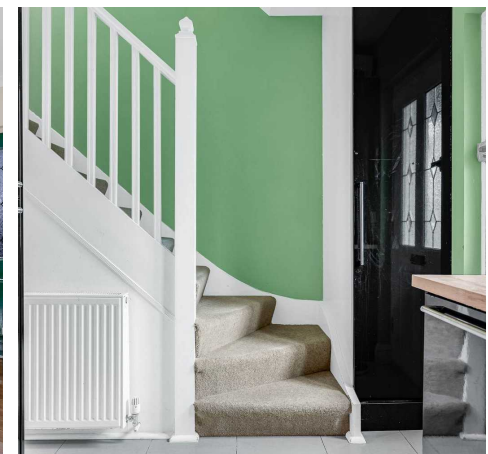
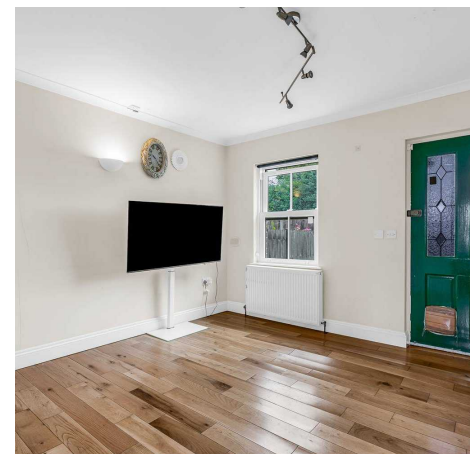
Contact Elliot Heath on 01920 293333 to view."

Council Tax band: C

Tenure: Freehold

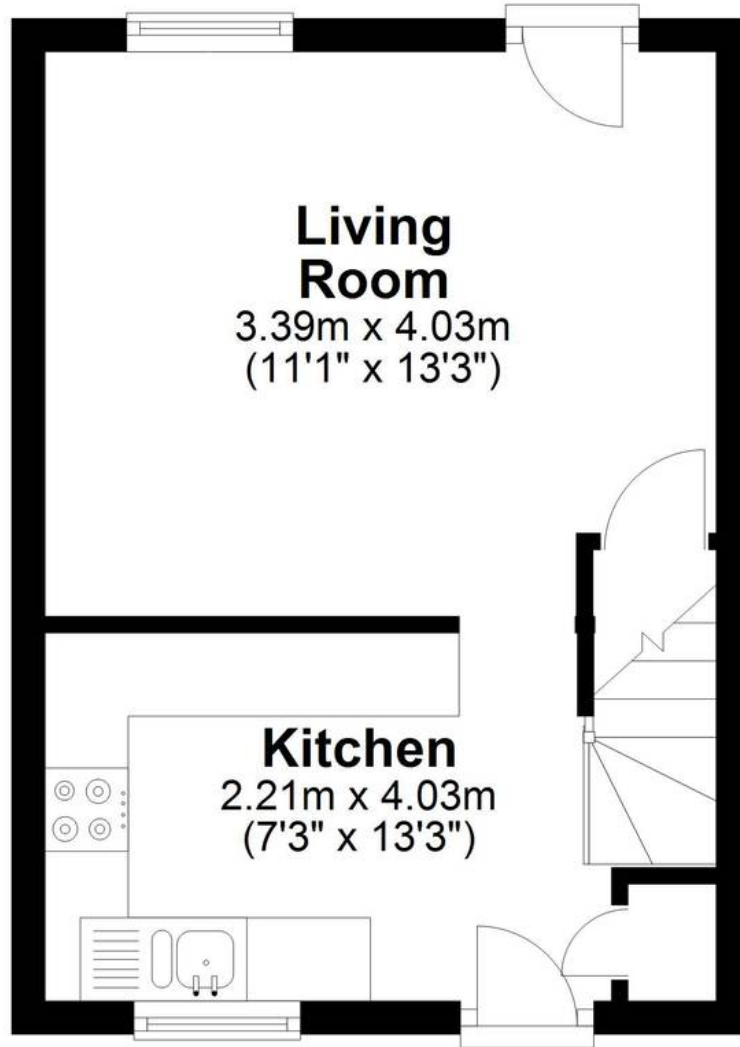
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



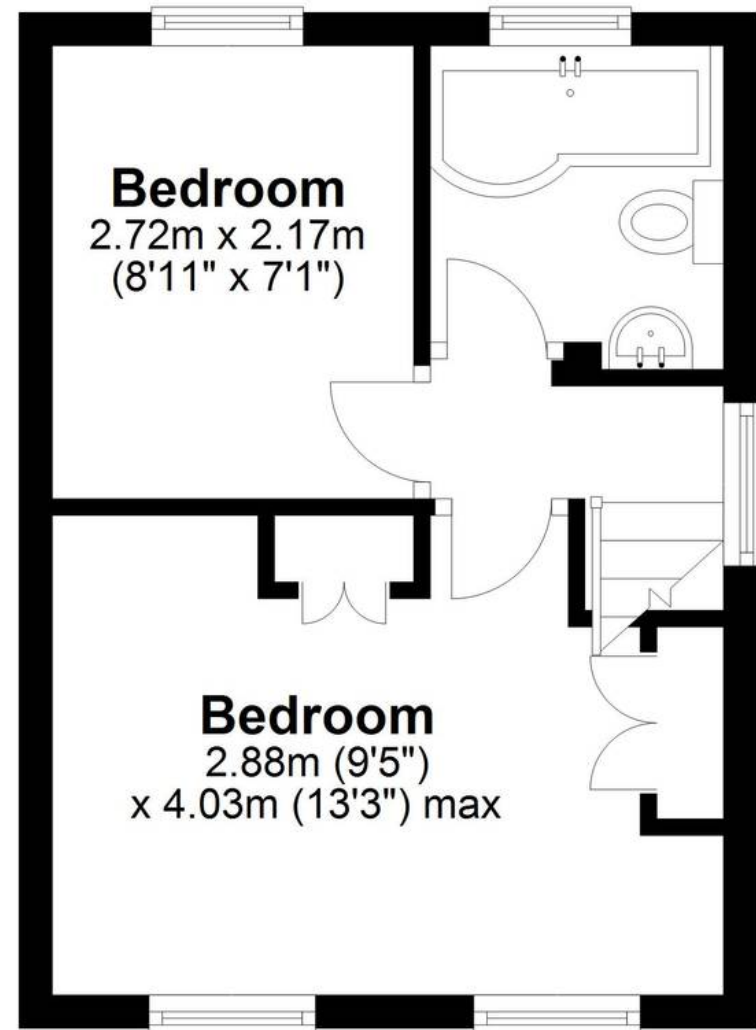
## Ground Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



## First Floor

Approx. 22.9 sq. metres (246.9 sq. feet)



Total area: approx. 45.9 sq. metres (494.2 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)

## Accommodation

Front entrance door giving access to:

### Kitchen

7' 3" x 13' 3" (2.21m x 4.03m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, space and plumbing for washing machine, tiled splash back areas, tiled flooring, radiator, built in larder cupboard, stairs rising to first floor landing, open to:

### Living Room

11' 1" x 13' 3" (3.39m x 4.03m)

With double glazed window and door to the rear garden, radiator, wood effect flooring.

### First Floor Landing

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

### Bedroom One

9' 5" x 13' 3" (2.88m x 4.03m)

With two double glazed window to front aspect, radiator, fitted wardrobe cupboards, drawer units and shelving, loft access.

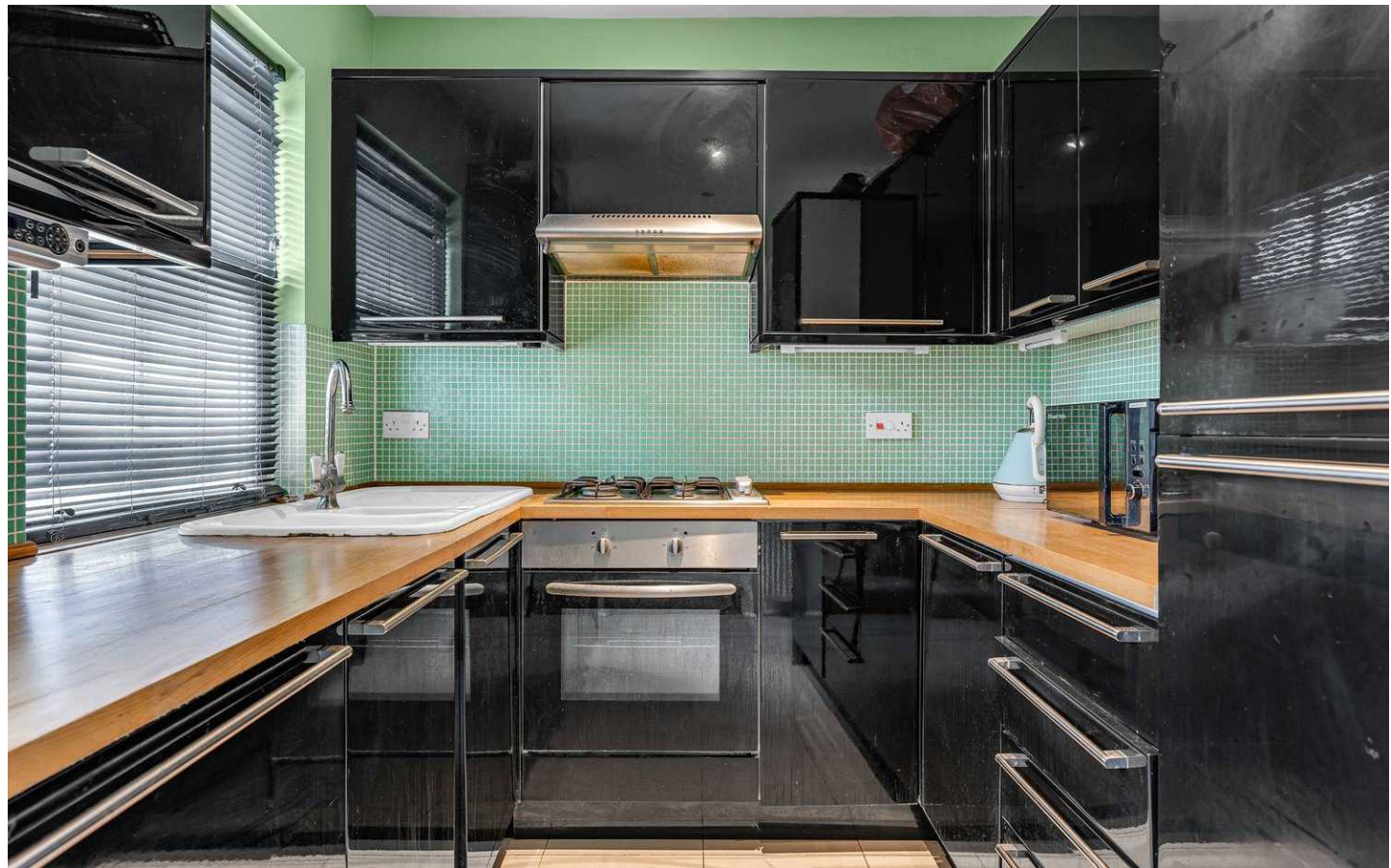
### Bedroom Two

8' 11" x 7' 1" (2.72m x 2.17m)

With double glazed window to rear aspect, radiator.

### Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising pea-shaped bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





### **FRONT GARDEN**

The front garden is laid to lawn with a low retaining brick wall.

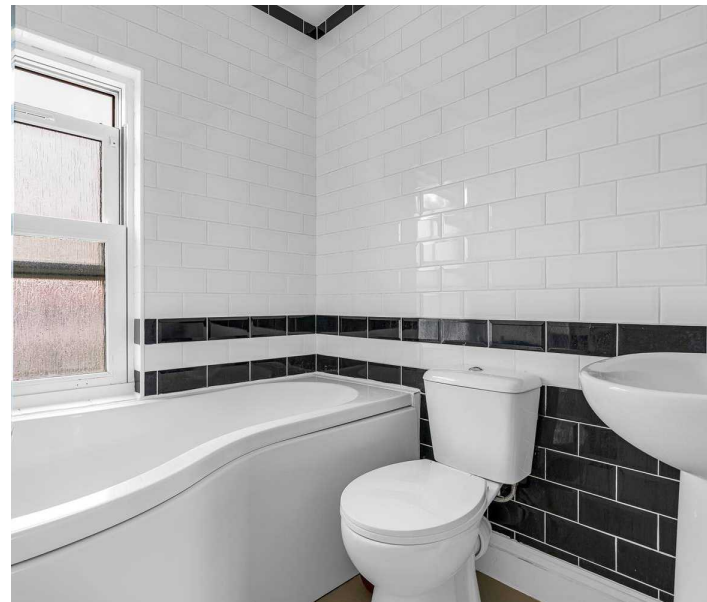
### **REAR GARDEN**

The rear garden is of a good size and mainly laid to lawn with patio seating area, timber garden shed and gated access to the rear giving access to the parking.

### **ALLOCATED PARKING**

2 Parking Spaces

Allocated parking to the rear of the property for several vehicles





## Elliot Heath Estate Agents

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