



**Elliot Heath**  
ESTATE AGENTS

**100 Heath Drive, Ware**  
Guide Price **£500,000**

# 100 Heath Drive

Ware, Ware

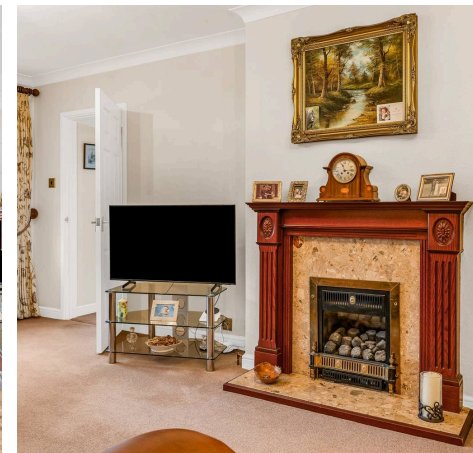
Rarely available 2-bed semi-detached bungalow with established gardens, driveway, and garage. Features living/dining room, conservatory, kitchen, and bathroom. Highly sought-after location in Kingshill development near Ware town centre. Call Elliot Heath 01920 293333 to view.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 97.9 sq. metres (1053.8 sq. feet)



Total area: approx. 97.9 sq. metres (1053.8 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](http://www.matthewkyle.co.uk)

### Entrance Lobby

With door to:

### Lounge/Dining Room

20' 5" x 11' 11" (6.22m x 3.62m)

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

### Inner Lobby

With engineered wood flooring, radiator, doors to:

### Kitchen

11' 2" x 5' 10" (3.41m x 1.78m)

With double glazed window and door to side 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, appliance space, tiled walls, tiled flooring.

### Bedroom One

14' 8" x 10' 4" (4.48m x 3.15m)

With double glazed window to conservatory, engineered wood flooring, radiator.

### Bedroom Two

10' 11" x 9' 11" (3.34m x 3.02m)

Currently being used as a dining room. With double glazed double doors opening onto the conservatory, engineered wood flooring, radiator.

### Conservatory

9' 5" x 18' 8" (2.88m x 5.69m)

Of brick and double glazed construction with double doors opening onto the rear garden, tiled flooring.

### Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over with glass shower screen, pedestal wash hand basin, low flush wc, fully tiled, radiator.





### **FRONT GARDEN**

Attractively landscaped front garden with mature planting, gated access to the rear garden.

### **REAR GARDEN**

The rear garden is predominantly laid to lawn with patio seating areas, raised pond and heavily stocked borders, gated access to the front, personnel access to the garage.

### **DRIVEWAY**

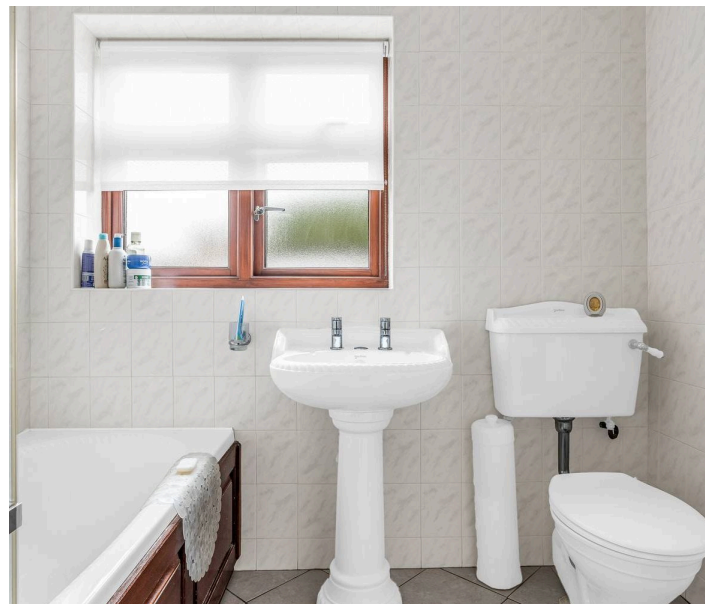
2 Parking Spaces

Block paved driveway providing off street parking and access to the detached garage.

### **GARAGE**

Single Garage

Detached garage measuring approximately 5.43 x 2.70 (17'10 x 8'10 ) with up and over door to front aspect and personnel door to the rear garden.





## Elliot Heath Estate Agents

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