



**Elliot Heath**  
ESTATE AGENTS

**8 Hanbury Close, WARE**  
Guide Price £700,000

# 8 Hanbury Close

WARE, Ware

4-bed semi-detached home in Ware town centre. Features 2 reception rooms, fitted kitchen, en suite, family bathroom, solid walnut flooring, double glazing, driveway, integral garage, low maintenance garden. Close to amenities and train station.

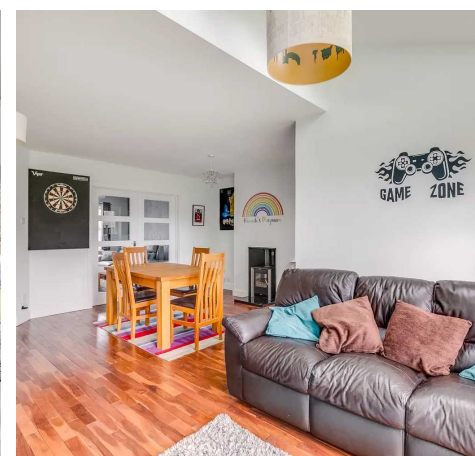
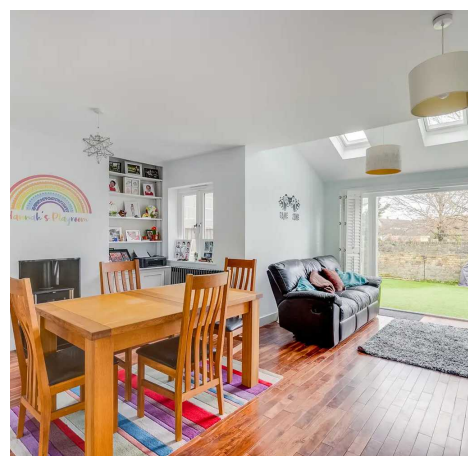
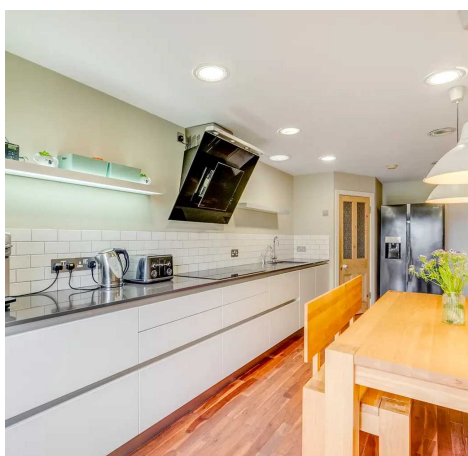
Contact 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

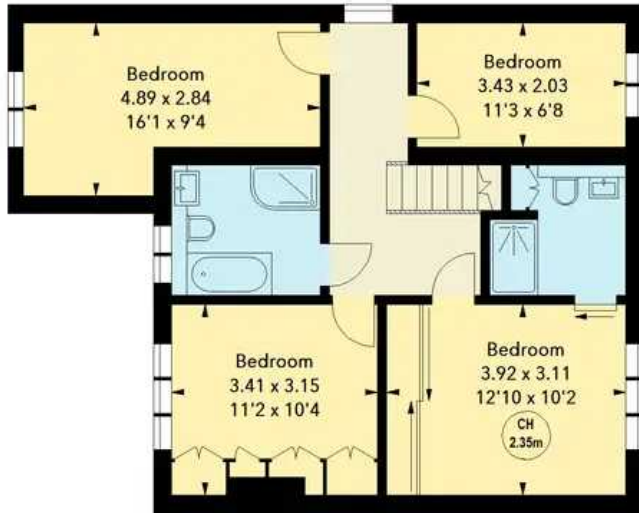
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Hanbury Close, SG12

Approximate Area = 156.26 sq m / 1682 sq ft  
(Including Garage)  
Garage = 13.47 sq m / 145 sq ft

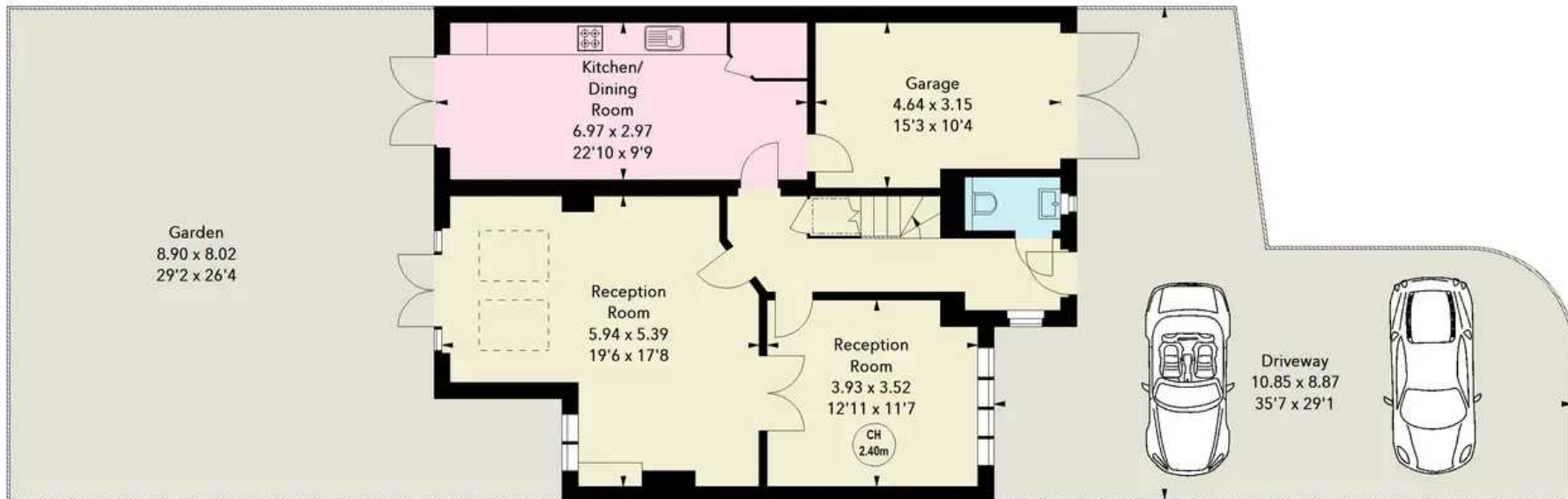


Key :  
CH - Ceiling Height



## First Floor

Approx. 65.49 sq m / 705 sq ft



## Ground Floor

Approx. 90.76 sq m / 977 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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### Entrance Hall

With double glazed window to side aspect, staircase rising to first floor landing, solid walnut flooring, understairs storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush w.c., vanity unit with inset wash hand basin, tiled splashback areas, heated towel rail, solid walnut flooring.

### Reception Room

12' 11" x 11' 7" (3.94m x 3.53m)

With double glazed window to front aspect, radiator, solid walnut flooring, double doors leading to:-

### Reception Room

19' 6" x 17' 8" (5.94m x 5.38m)

With double glazed French doors to garden with fitted shutters, double glazed windows to rear aspect together with two Velux windows, two radiators, feature wood burning stove, solid walnut floor. built in storage and shelving.

### Kitchen/Dining Room

22' 10" x 9' 9" (6.96m x 2.97m)

With double glazed French doors to the rear garden. Bespoke fitted handle-less soft close wall and base storage units with composite work surface over incorporating an inset one and a half bowl sink unit with mixer tap and instant filtered hot water system, induction hob with extractor over, double built in oven with warming drawer, integrated dishwasher, space for American style fridge/freezer, built in pantry cupboard, tiled splashback areas, solid walnut flooring, radiator, inset ceiling lighting, door to integral garage.

### First Floor Landing

With double glazed window to side aspect with obscure glass, access to loft space, solid walnut flooring, radiator, doors to:



**Bedroom One**

12' 10" x 10' 2" (3.91m x 3.10m)

With double glazed window to front aspect, radiator, solid walnut flooring, full width built in wardrobes with sliding doors, sliding glass door leading to:-

**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising fully tiled double shower cubicle, concealed cistern w.c., wall hung wash hand basin, chrome heated towel rail, spotlights to ceiling, fully tiled walls and flooring, full width heated mirror, built in storage cupboard.

**Bedroom Two**

16' 1" x 9' 4" (4.90m x 2.84m)

With double glazed window to rear aspect overlooking the school playing fields beyond, solid walnut flooring, radiator, spotlights to ceiling, air conditioning unit.

**Bedroom Three**

11' 2" x 10' 4" (3.40m x 3.15m)

With double glazed window to rear aspect overlooking the school playing fields beyond, solid walnut flooring, radiator, coving to ceiling, full width built in wardrobes.

**Bedroom Four**

11' 3" x 6' 8" (3.43m x 2.03m)

With double glazed window to front aspect, solid walnut flooring, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with hand held shower attachment, concealed cistern w.c., vanity unit with inset wash hand basin, separate shower cubicle, chrome heated towel rail, spotlights to ceiling, tiled floor and walls, heated mirror.





## REAR GARDEN

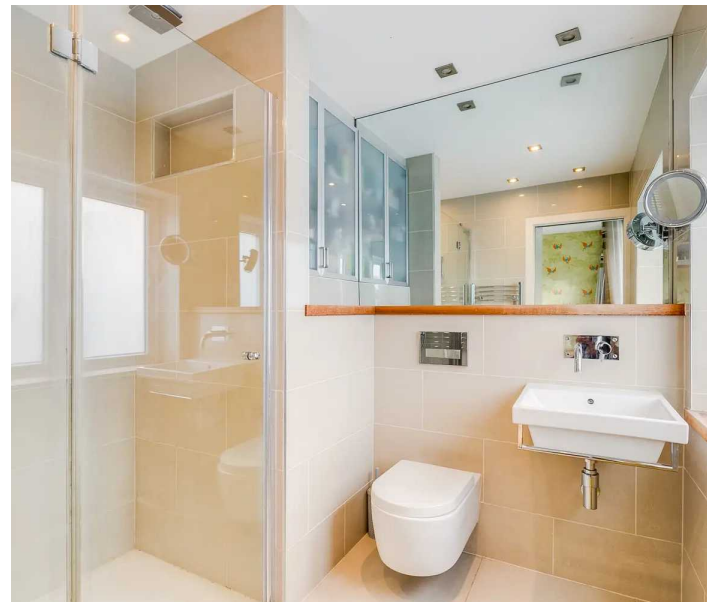
29' 2" x 26' 4" (8.89m x 8.03m)

The low maintenance rear garden with fenced and bricked perimeters, laid to artificial grass backing onto school playing fields.

## GARAGE

Triple Garage

Laid to block paving, giving off street parking for several cars and leading to the integral garage measuring approx. 15'3 x 10'4 (4.64 x 3.15) with power and light connected together with space and plumbing for automatic washing machine and tumble dryer.







## Elliot Heath Estate Agents

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