



Elliot Heath
ESTATE AGENTS

11 Elms Road, Ware
Guide Price **£600,000**

11 Elms Road

Ware, Ware

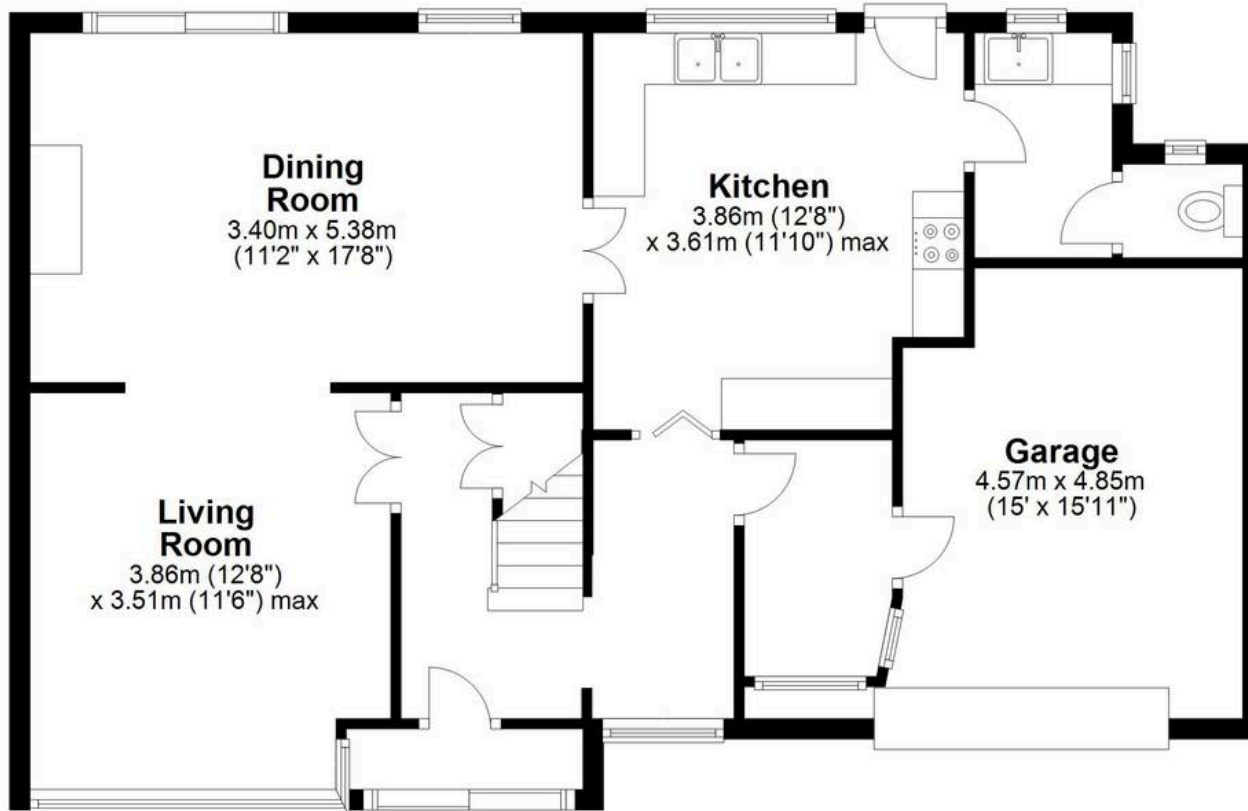
Spacious 2/3 bed semi-detached home in private cul de sac with potential to extend. Generous living space, open plan layout, kitchen, utility, wc, garage. 2 beds with scope for 3, family bathroom. Large rear garden backing onto countryside. Close to amenities and transport. Council Tax band: D

Tenure: Freehold



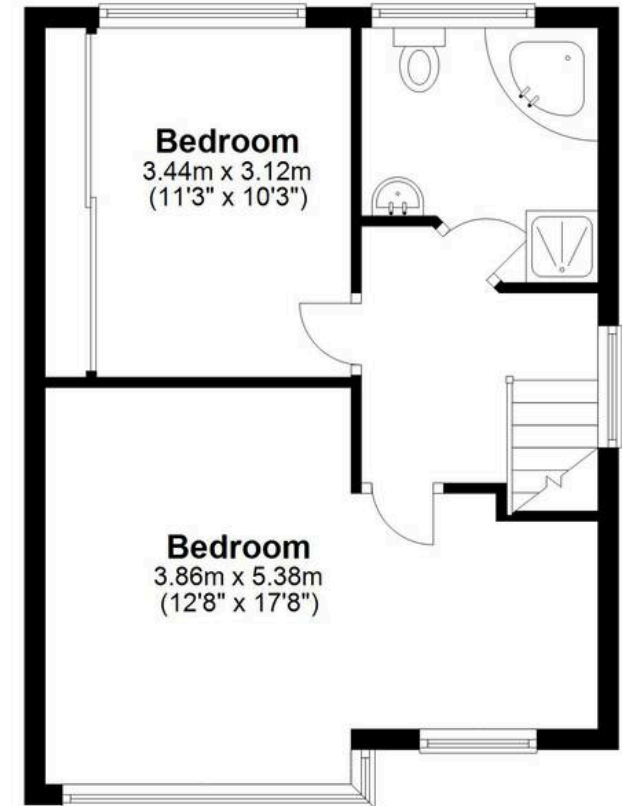
Ground Floor

Approx. 80.8 sq. metres (869.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 119.7 sq. metres (1288.6 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

Entrance Lobby

Glazed entrance lobby with tiled flooring and door to:

Entrance Hall

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

Living Room

12' 8" x 11' 6" (3.86m x 3.51m)

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

Dining Room

11' 2" x 17' 8" (3.40m x 5.38m)

With double glazed sliding patio doors and double glazed window over looking the rear garden, feature fireplace, radiator, double doors to:

Kitchen

12' 8" x 11' 10" (3.86m x 3.61m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, appliance space, tiled splash back areas, wood effect flooring, door to:

Utility

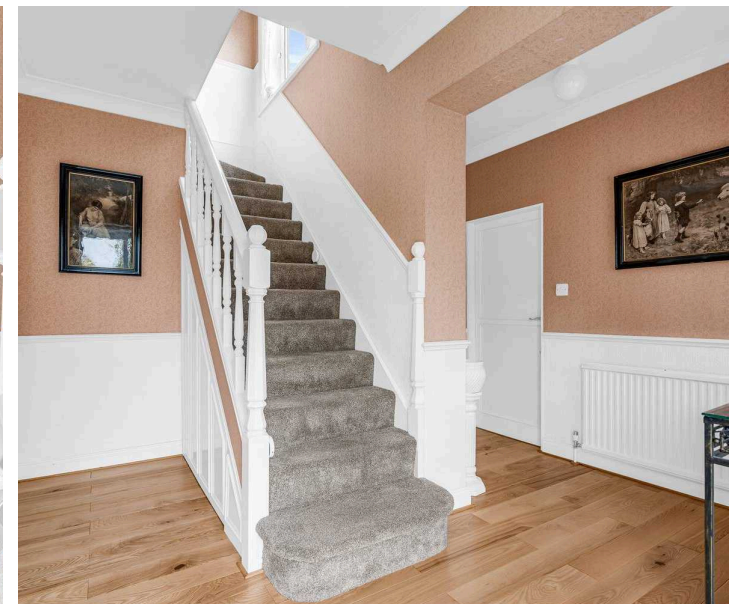
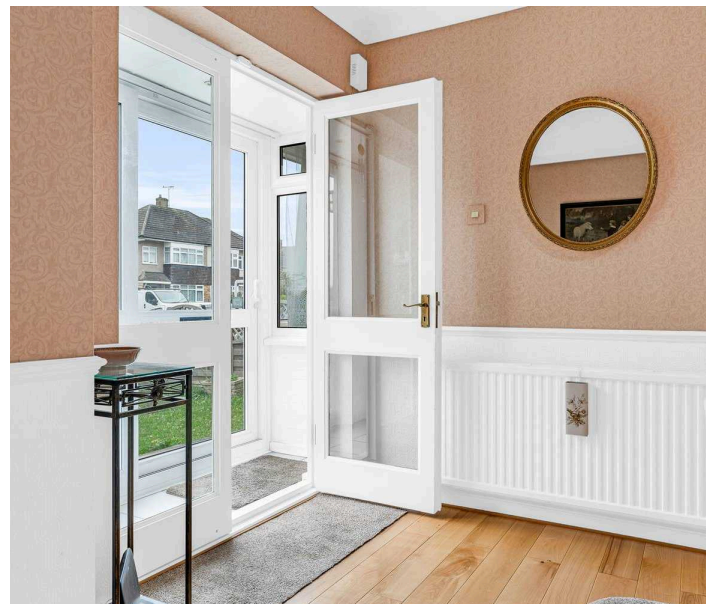
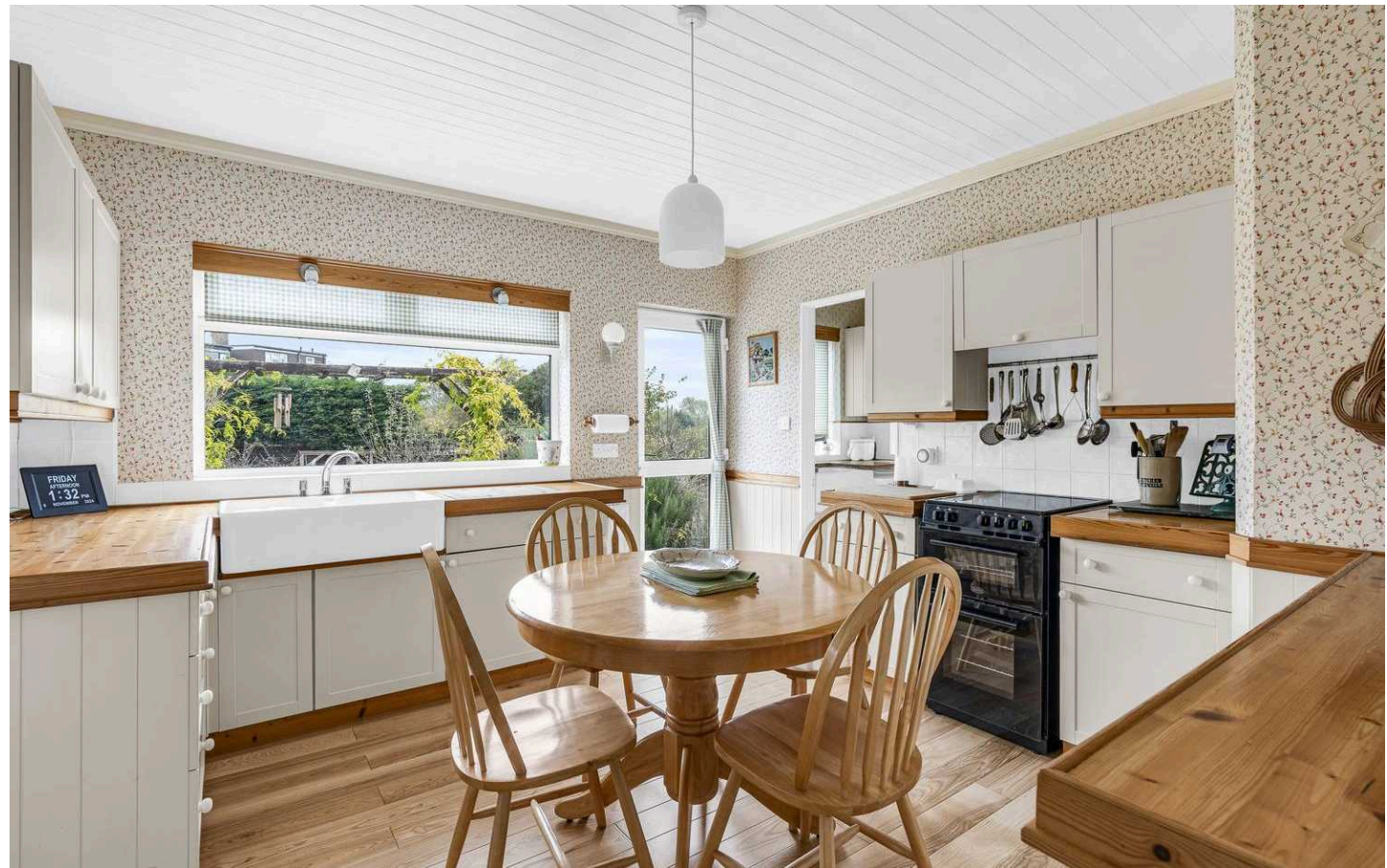
With two double glazed windows. Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, tiled splash back areas, door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a low flush wc.

Inner Hall

With windows to front aspect and door to the integral garage.



First Floor Landing

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

Bedroom One

12' 8" x 17' 8" (3.86m x 5.38m)

Previously two bedrooms. With two double glazed windows to front aspect, radiator.

Bedroom Two

11' 3" x 10' 3" (3.44m x 3.12m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed corner bath, separate shower cubicle, low flush wc, wash handbasin, radiator, tiled splash back areas, wood flooring.





FRONT GARDEN

The front garden is laid to lawn with mature planting and access to the rear garden.

REAR GARDEN

The generous rear garden is heavily stocked with mature planting, patio seating area and the remainder laid to lawn with a summerhouse and greenhouse backing into open countryside.

DRIVEWAY

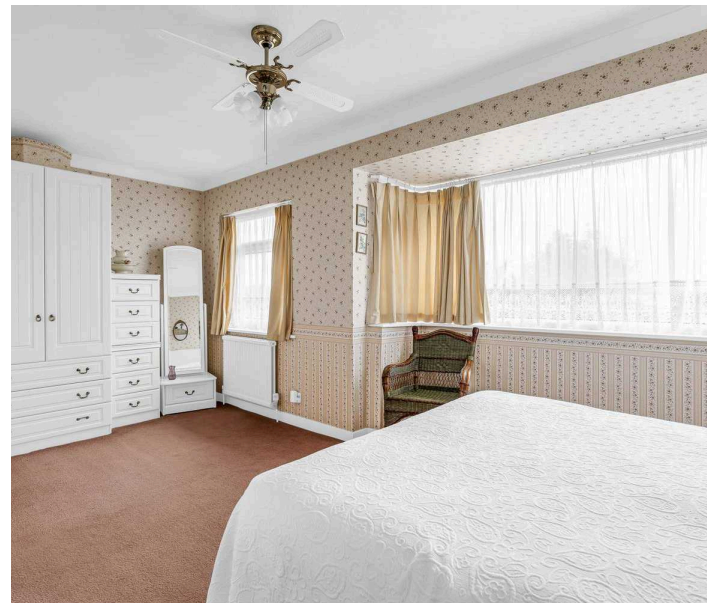
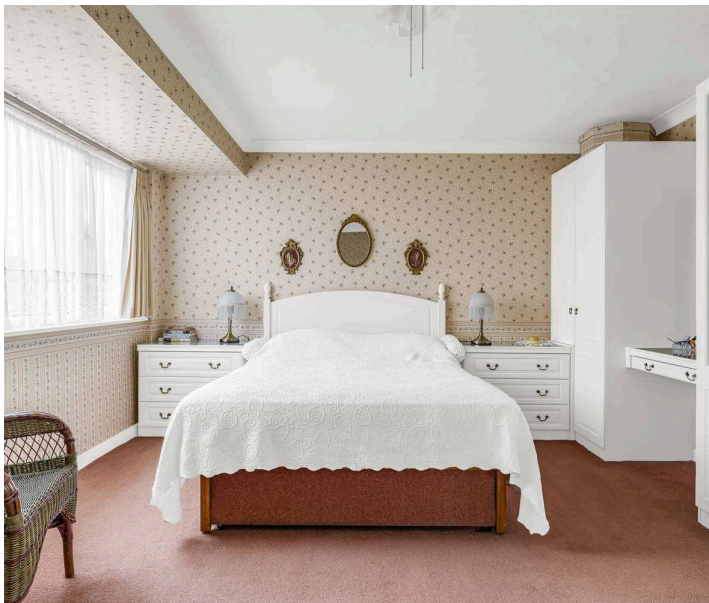
3 Parking Spaces

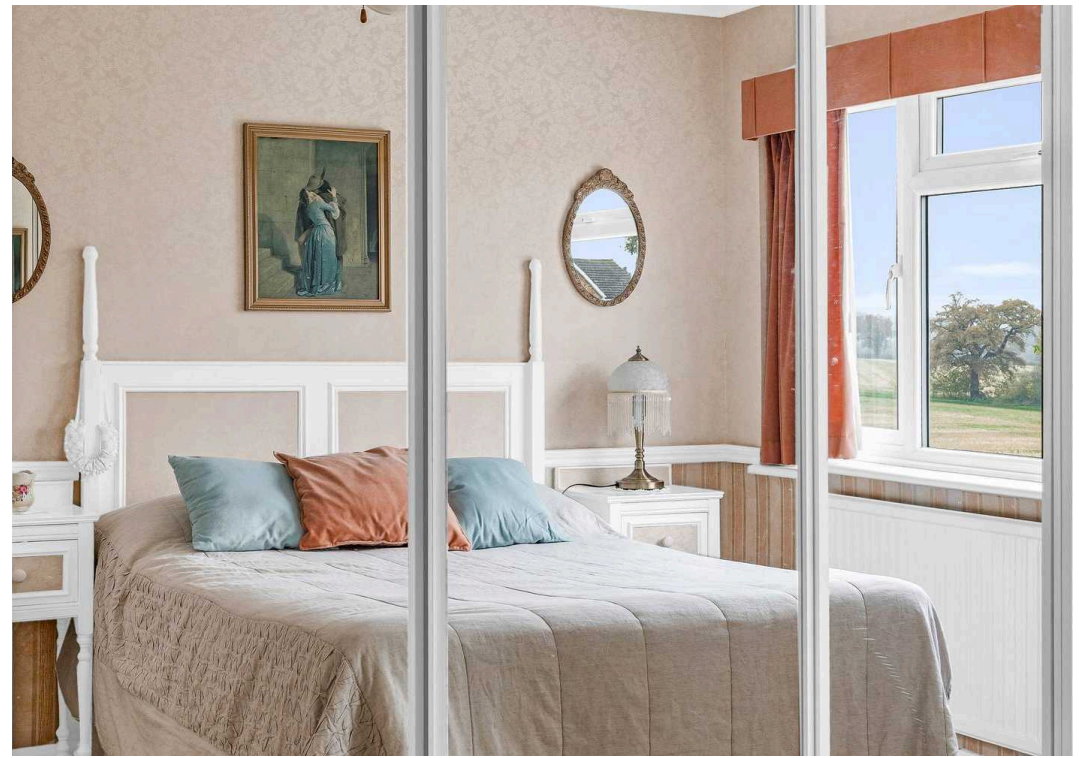
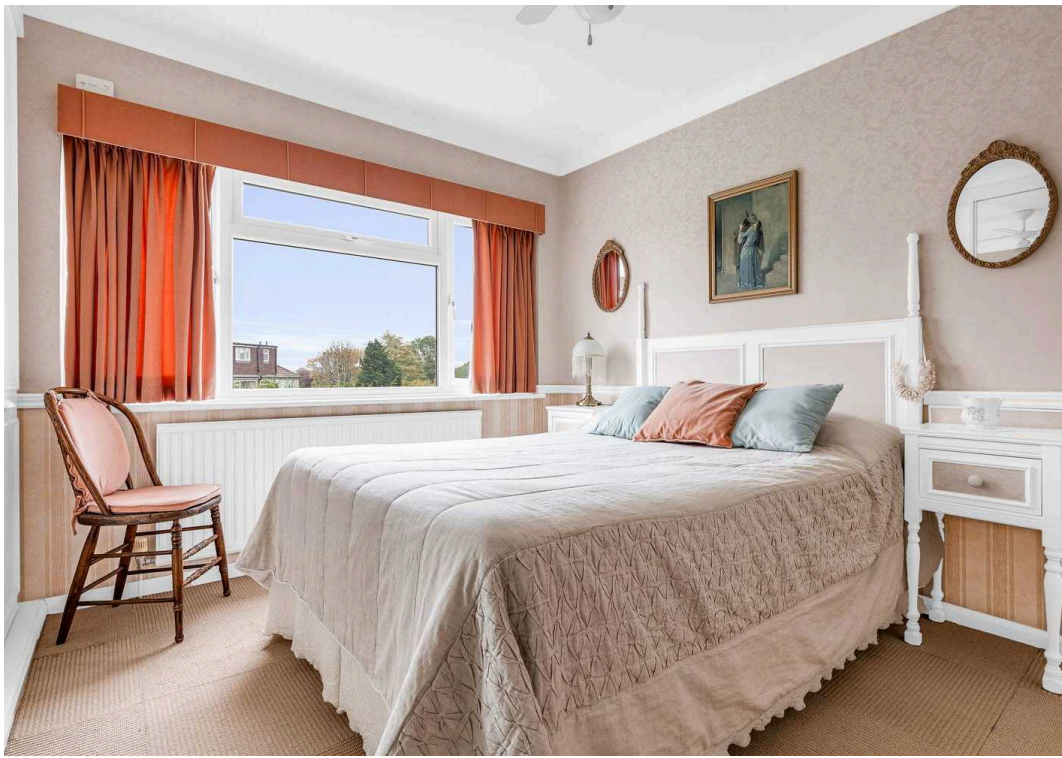
Large driveway providing off street parking for several vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 4.57 x 4.85 (15'0 x 15'11) with up and over door to front aspect and personnel door to the house.







Elliot Heath Estate Agents

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