



Elliot Heath
ESTATE AGENTS

18 High Oak Road, WARE
Guide Price **£480,000**

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WARE, Ware

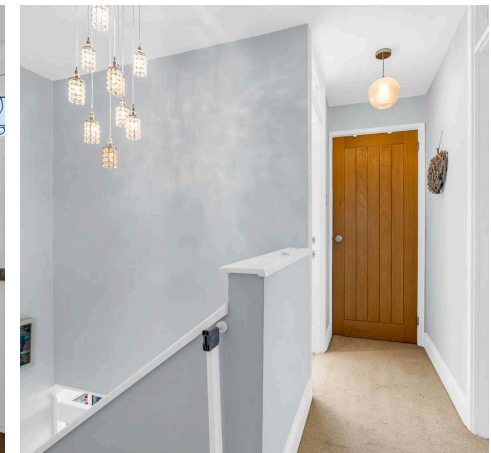
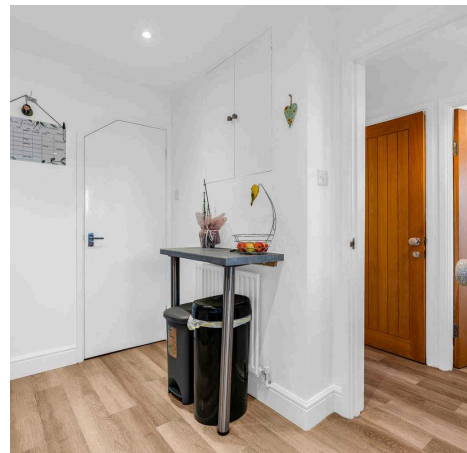
Spacious 3-bed home near Ware high street. Driveway for 2 cars, downstairs WC, large kitchen, open living/dining area, utility room, and low-maintenance garden. Close to amenities and train station.

Council Tax band: D

Tenure: Freehold

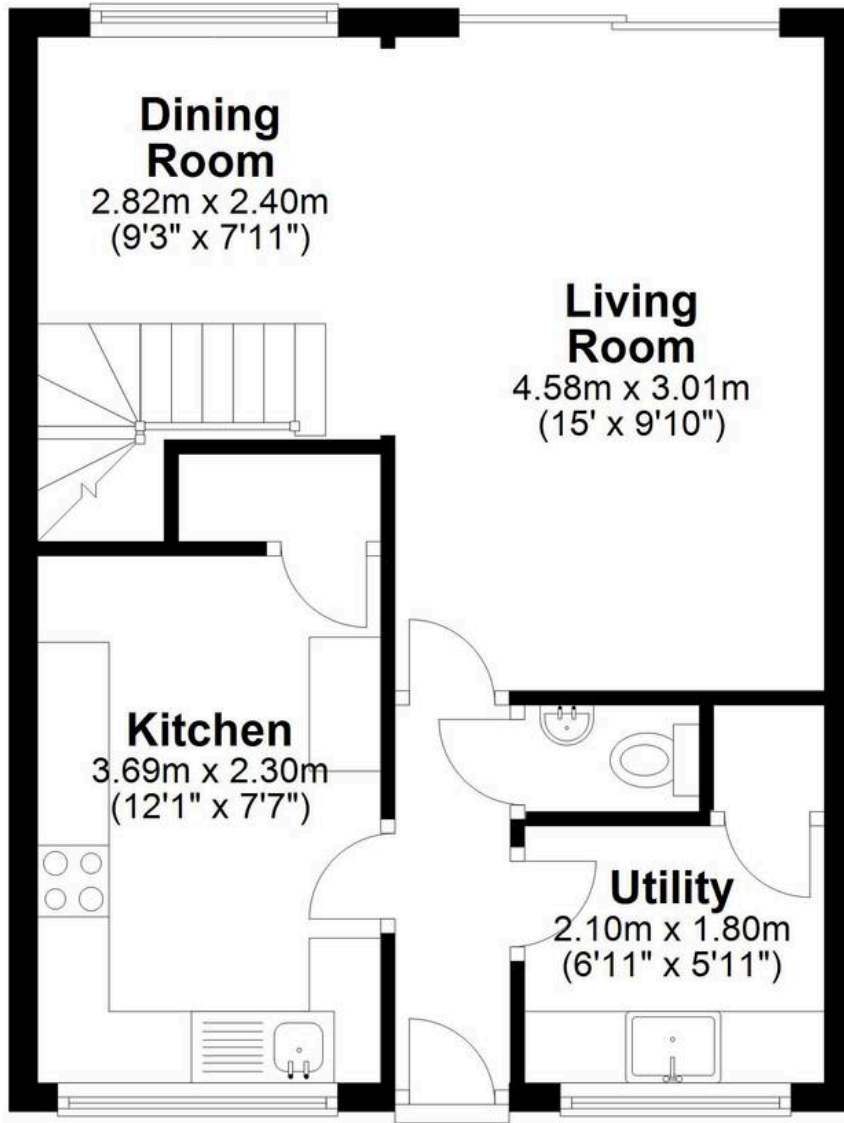
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



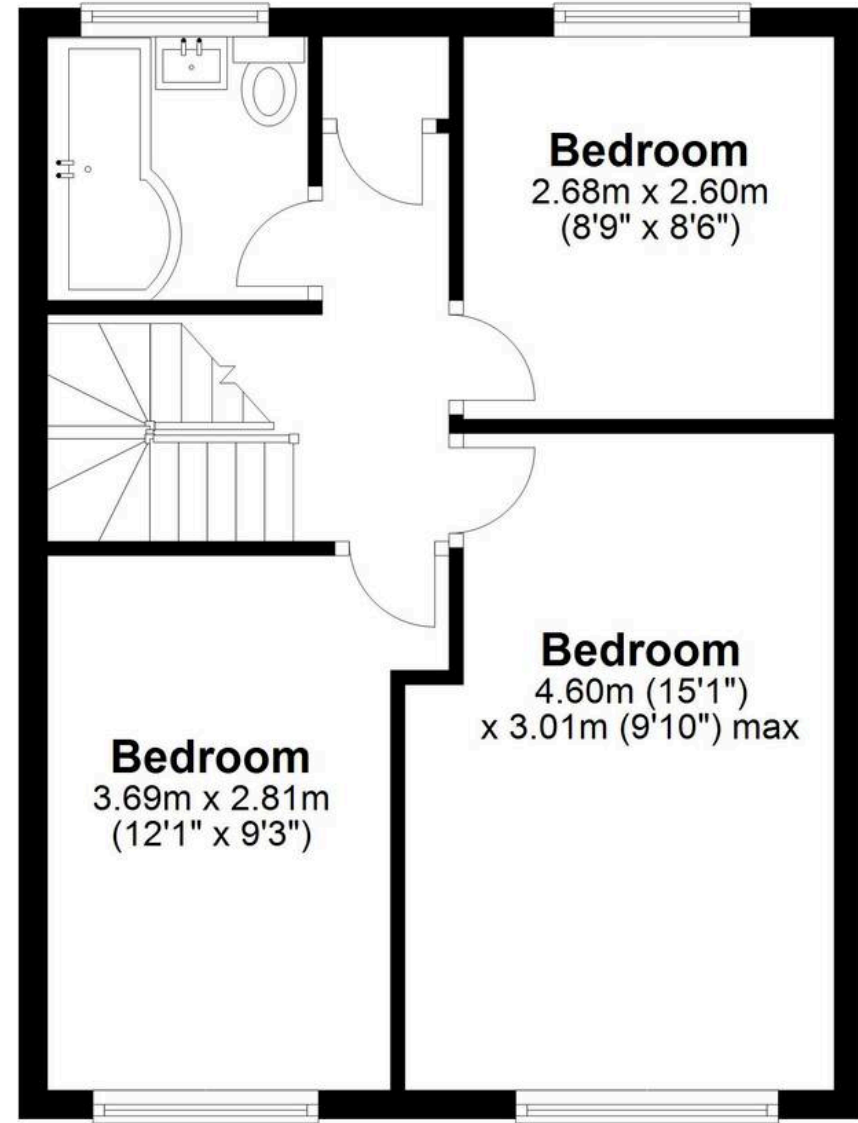
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 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

Entrance Hall

With wood flooring and doors to:

Utily

6' 11" x 5' 11" (2.10m x 1.80m)

With UPVC double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, appliance space, tiled splash back areas, wood flooring, built in storage cupboard.

Downstairs WC

Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, tile effect flooring.

Kitchen

12' 1" x 7' 7" (3.69m x 2.30m)

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, space for range style cooker with extractor over, integrated dishwasher, space for fridge/freezer, breakfast bar, tiled splash back areas, wood flooring, radiator, large built in larder cupboard.

Living Room

15' 0" x 9' 11" (4.58m x 3.01m)

With double glazed sliding patio doors onto the rear garden, radiator, wood flooring, open to:

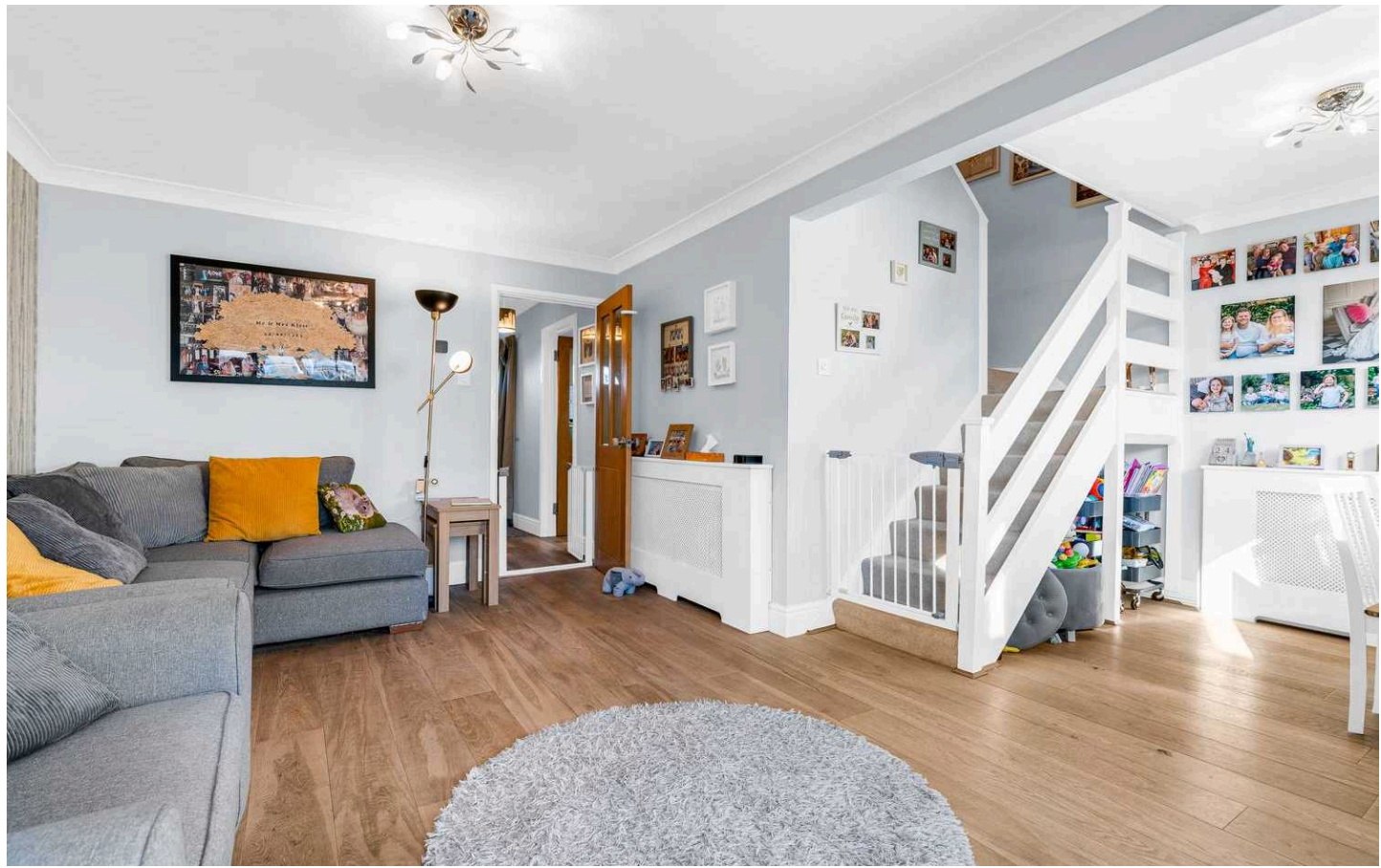
Dining Room

9' 3" x 7' 10" (2.82m x 2.40m)

With double glazed window to rear aspect, radiator, stairs rising to first floor landing, wood flooring.

First Floor Landing

With built on storage cupboard, doors to:



Bedroom One

15' 1" x 9' 11" (4.60m x 3.01m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

12' 1" x 9' 3" (3.69m x 2.81m)

With double glazed window to front aspect, radiator.

Bedroom Three

8' 10" x 8' 6" (2.68m x 2.60m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising pea shaped bath with shower and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, wood effect flooring, heated towel rail.





REAR GARDEN

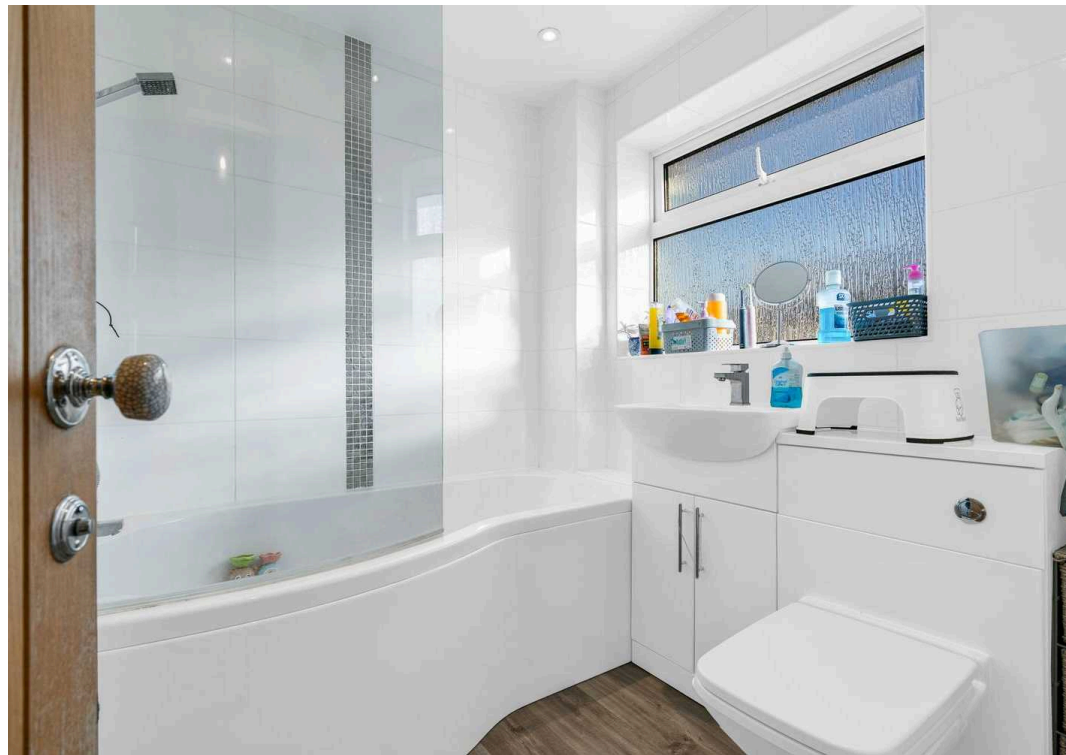
Low maintenance garden, predominantly paved with raised beds and timber garden shed.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.







Elliot Heath Estate Agents

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