



Elliot Heath
ESTATE AGENTS

Southview Crouchfield, Chapmore End
Guide Price £1,150,000

Southview Crouchfield

Chapmore End, Ware

Beautiful family home in semi-rural setting between Ware and Hertford. John Ladbury kitchen, large sitting room, study, 3 double bedrooms, detached garage with annexe, landscaped garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



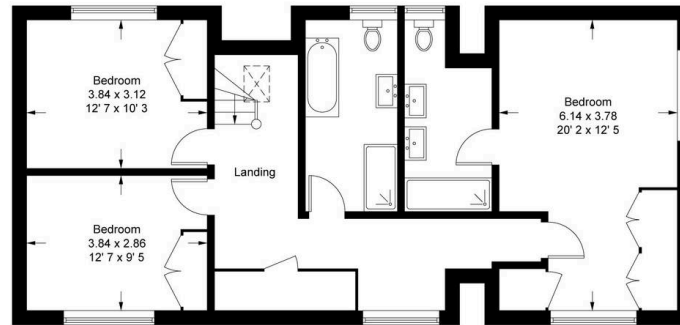
Chapmore End

Approximate Gross Internal Area = 2353 sq ft / 218.7 sq m
(Including Annex)

Playroom = 113 sq ft / 10.5 sq m

Double Garage = 321 sq ft / 29.8 sq m

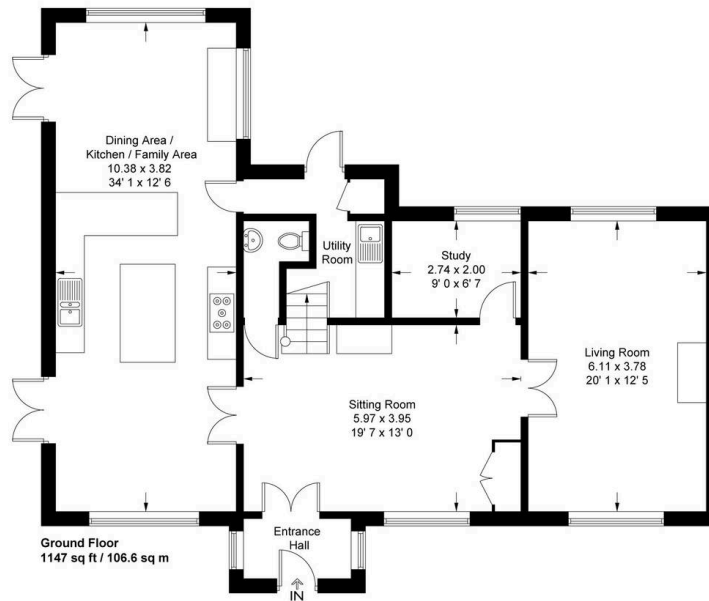
Total = 2787 sq ft / 259 sq m



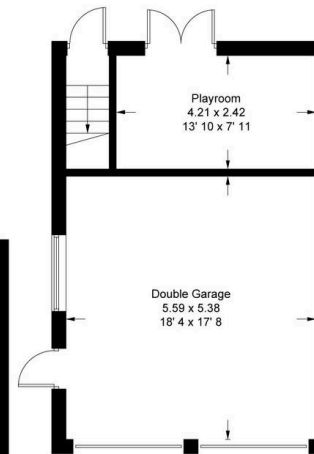
First Floor
878 sq ft / 81.6 sq m



First Floor - Annex
328 sq ft / 30.5 sq m



Ground Floor
1147 sq ft / 106.6 sq m



Ground Floor - Annex

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Entrance Hall

With double glazed windows to both sides and double doors to:

Sitting Room

19' 7" x 13' 0" (5.97m x 3.95m)

With double glazed window to front aspect, stairs rising to first floor landing, radiator, built in storage cupboard, attractive fireplace, built in cupboards to alcoves, doors to:

Living Room

20' 1" x 12' 5" (6.11m x 3.78m)

Dual aspect with double glazed windows to front and rear aspect, two radiators, feature fireplace.

Study

9' 0" x 6' 7" (2.74m x 2.00m)

With double glazed window to rear aspect, radiator.

Downstairs WC

Fitted with a suite comprising, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, radiator.

Dining/Kitchen/Family Room

34' 1" x 12' 6" (10.38m x 3.82m)

Family Area

With double glazed window to front aspect and double doors opening onto the garden, bespoke John Ladbury television unit, tiled flooring, open to:

Kitchen

Beautifully fitted with a fully integrated bespoke John Ladbury kitchen, open to:

Dining Area

Triple aspect with two double glazed windows and double doors onto the rear garden, tiled flooring, door to:



Utility

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled flooring.

First Floor Landing

With double glazed window to front aspect, skylight window, large built in linen cupboard, doors to:

Bedroom One

20' 2" x 12' 5" (6.14m x 3.78m)

Dual aspect with double glazed windows, to front and side aspect, two radiators, fitted with a range of bedroom furniture, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, two vanity units with inset wash hand basins, dual flush wc, fully tiled, chrome heated towel rail.

Bedroom Two

12' 7" x 10' 3" (3.84m x 3.12m)

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

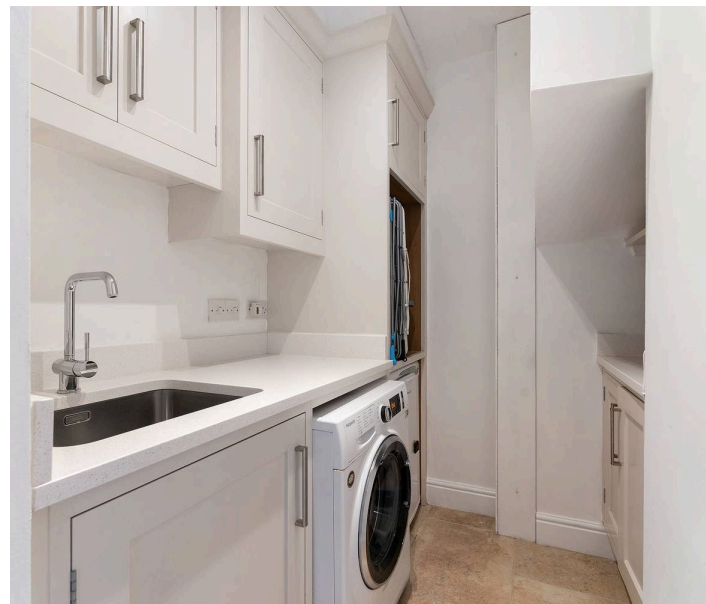
Bedroom Three

12' 7" x 9' 5" (3.84m x 2.86m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, large walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.



Annex/Detached Garage

Playroom

13' 10" x 7' 11" (4.21m x 2.42m)

With double glazed double doors opening onto the rear garden, wood effect flooring, electric wall heater.

First Floor Annex

Accessed via an external door with stairs to:

Bedroom

20' 6" x 17' 5" (6.26m x 5.30m)

Dual aspect with double glazed windows to rear and side aspect, electric wall heater, eaves storage, loft access, door to:

En Suite Shower Room

Fitted with a suite comprising walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





GARDEN

Attractively landscaped garden that wraps around the property with large paved terrace.

DRIVEWAY

4 Parking Spaces

Generous block paved driveway providing off street parking for numerous vehicles and access to the detached garage.

GARAGE

Double Garage

Detached double garage with up and over doors to front aspect and personnel door and window to side aspect, measuring approximately 5.59 x 5.38 (18'4 x 17'8)









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