



Elliot Heath
ESTATE AGENTS

17 Fanhams Road, Ware
Guide Price £625,000

17 Fanhams Road

Ware, Ware

Spacious 4-bed family home on the outskirts of Ware's town centre. Features stunning kitchen/dining/family room, living room, en suite, family bathroom, low maintenance rear garden, large outbuilding, and off-street parking. Walking distance to schools and train station.

Council Tax band: C

Tenure: Freehold

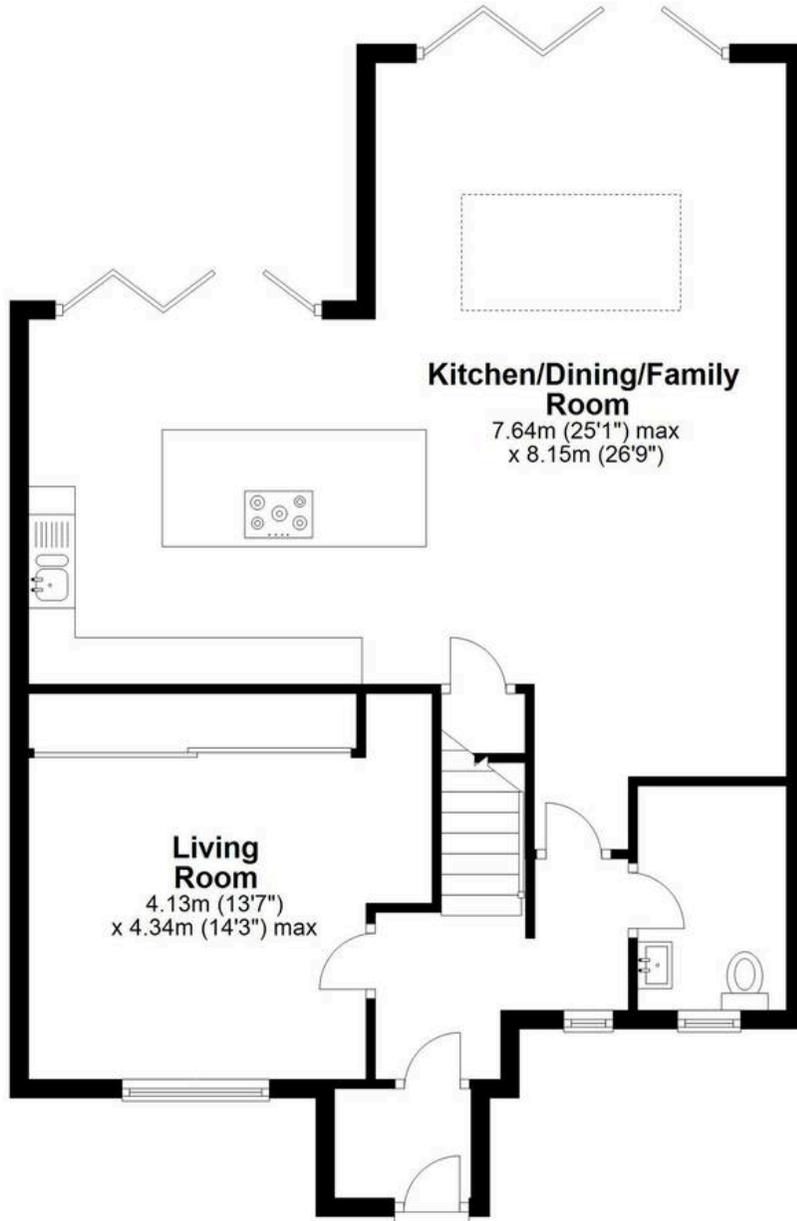
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



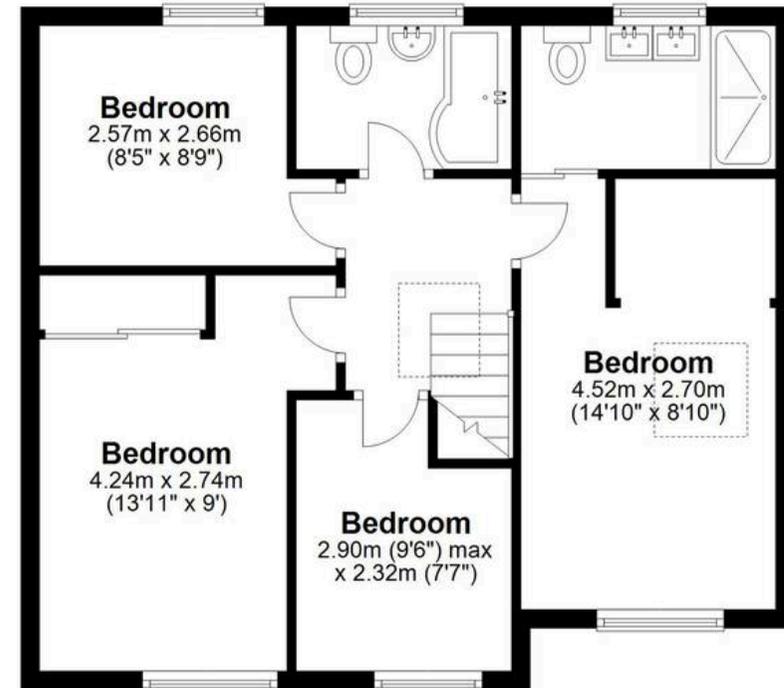
Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 130.7 sq. metres (1407.2 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

With door to:

Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, tiled flooring, doors to:

Living Room

13' 7" x 14' 3" (4.13m x 4.34m)

With double glazed window to front aspect, fitted storage cupboard with sliding doors, wood flooring. (Currently being used as a bedroom)

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring, tiled splash back areas.

Kitchen/Dining/Family Room

25' 1" x 26' 9" (7.64m x 8.15m)

Dining/Family Room

With bi fold doors opening onto the rear garden and a skylight window, tiled flooring, open to:

Kitchen

With bi fold doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, glass splash back areas, island unit with breakfast bar, tiled flooring.

First Floor Landing

With skylight window and doors to:

Bedroom One

14' 10" x 8' 10" (4.52m x 2.70m)

With double glazed window to front aspect and skylight window, radiator, recess/dressing area, 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, vanity unit with two inset wash hand basins, dual flush wc, tiled flooring, tiled splash back areas, radiator.

Bedroom Two

13' 11" x 9' 0" (4.24m x 2.74m)

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

Bedroom Three

8' 5" x 8' 9" (2.57m x 2.66m)

With double glazed window to rear aspect, radiator.

Bedroom Four

9' 6" x 7' 7" (2.90m x 2.32m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising pea shaped bath with shower over and glass shower screen, vanity unit with wash hand basin, concealed cistern wc, fully tiled, radiator.





REAR GARDEN

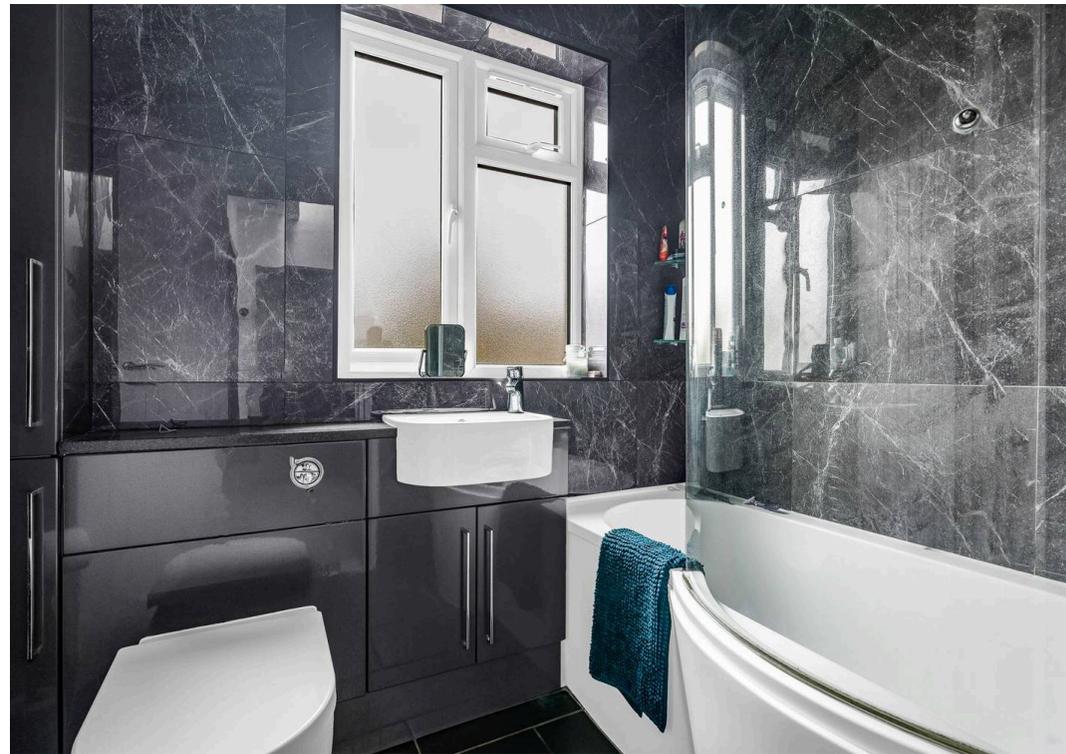
The low maintenance rear garden is of a good size with patio seating area with raised beds and steps up to the artificial lawn, there is a further decked seating area to the rear housing a large timber outbuilding. Gated side access.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.







Elliot Heath Estate Agents

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