



Elliot Heath
ESTATE AGENTS

66 High Oak Road, Ware
Guide Price **£800,000**

66 High Oak Road

Ware, Ware

4/5 bed det. bungalow in private no through road near Ware's town centre. Spacious, versatile accomm., double driveway, mature gardens. Close to shops, bars, restaurants & train station to London. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor

Approx. 170.7 sq. metres (1837.6 sq. feet)



Total area: approx. 170.7 sq. metres (1837.6 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 Hall

With built in storage cupboard, radiator, wood effect flooring, doors to:

Living Room

17' 3" x 28' 8" (5.25m x 8.74m)

Dual aspect with two double glazed windows and double glazed sliding doors opening onto the garden, two radiators, feature fireplace.

Kitchen/Dining Room

26' 8" x 11' 11" (8.12m x 3.62m)

With two double glazed windows and door onto the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in ovens with gas hob over, appliance space, tiled splash back areas, tiled flooring, wall mounted boiler, radiator.

Office/Bedroom Five

12' 11" x 6' 10" (3.94m x 2.09m)

With double glazed window and radiator.

Bedroom One

11' 11" x 14' 2" (3.64m x 4.33m)

With double glazed bay window, radiator, door to:

Dressing Room

With double glazed window, fitted wardrobe cupboards, radiator, door to:

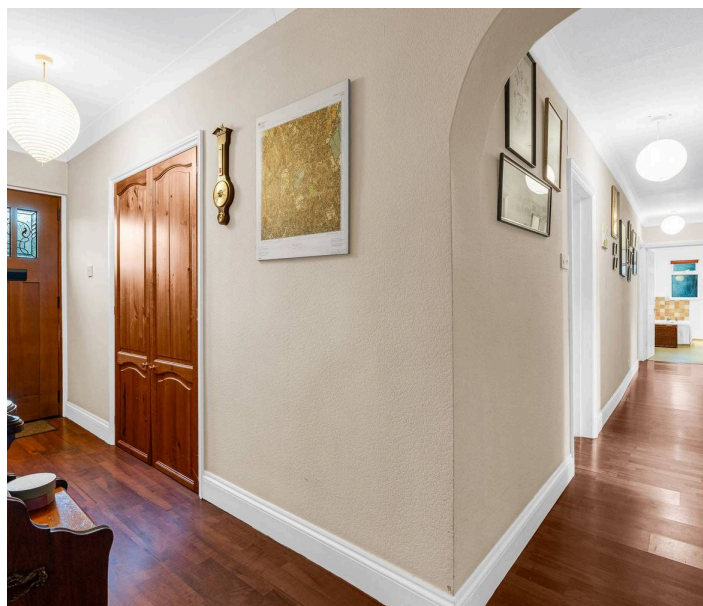
En Suite Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising tiled shower cubicle, low flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two

11' 11" x 14' 2" (3.62m x 4.31m)

With double glazed bay window, radiator.



Bedroom Three

11' 11" x 12' 0" (3.64m x 3.67m)

With double glazed window, radiator, fitted wardrobe cupboards.

Bedroom Four

12' 10" x 8' 6" (3.91m x 2.60m)

With double glazed window, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





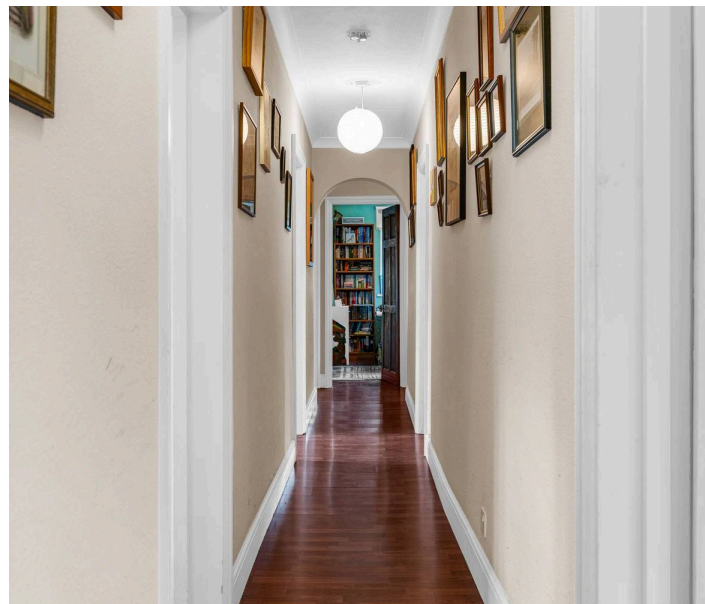
GARDEN

The garden wraps around the property and is predominantly laid to lawn with mature heavily stocked planting.

DRIVEWAY

2 Parking Spaces

Double driveway providing off street parking.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk