



**Elliot Heath**  
ESTATE AGENTS

**34 Youngsbury Lane, Wadesmill**  
Offers Over **£450,000**



# 34 Youngsbury Lane

Wadesmill, Ware

Well-presented 3-bed home, same ownership for 50+ years. Spacious living, mature frontage, landscaped garden backing onto woodland, gas heating, double glazing. Village location, close to amenities.

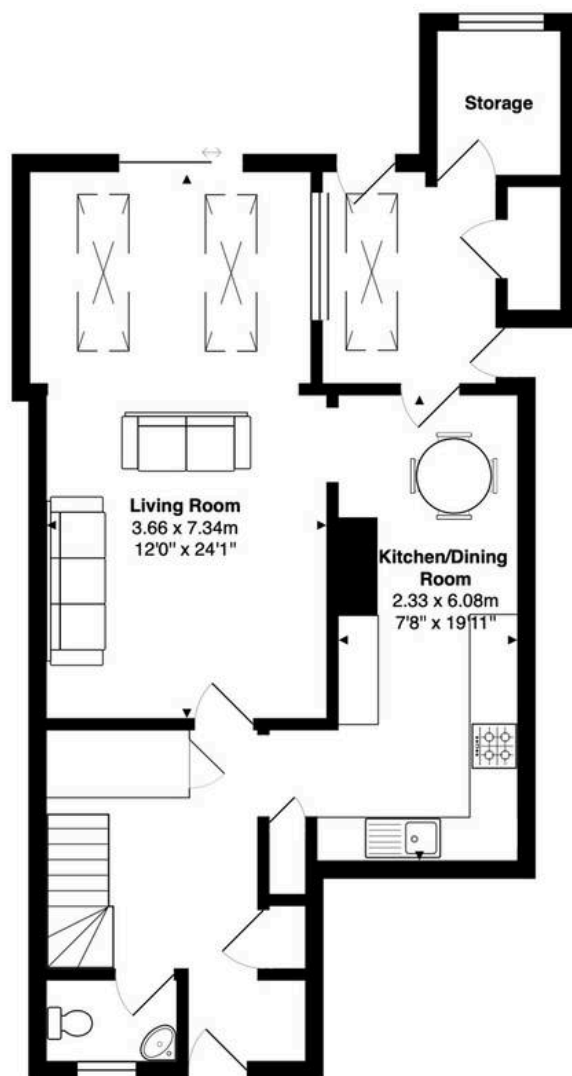
Council Tax band: C

Tenure: Freehold

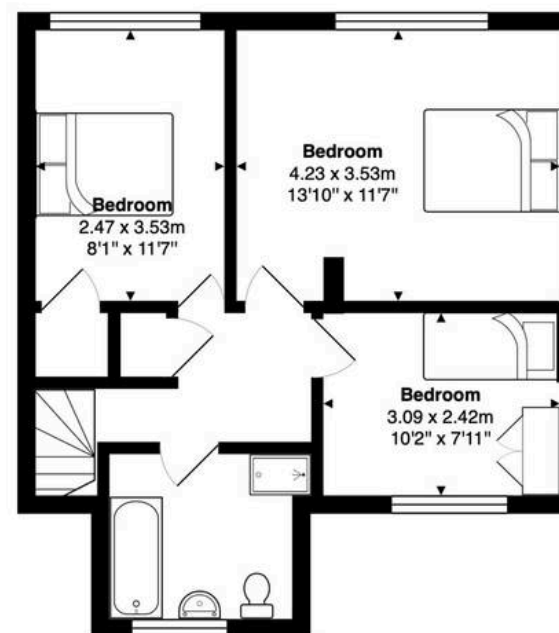
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>



**First Floor**  
Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup>

**Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)



### Entrance Hall

With stairs rising to first floor landing, three built in storage cupboards, radiator, doors to:

### Downstairs WC

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

### Kitchen/Dining Room

7' 8" x 19' 11" (2.33m x 6.08m)

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, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator, open to living room and door to:

### Utility

With doors to side and rear aspect giving access to outside, skylight window, window to the living room, large built in storage cupboard, appliance space, door to:

### Storage

Useful storage room with double glazed window to rear aspect.

### Living Room

12' 0" x 24' 1" (3.66m x 7.34m)

With double glazed patio doors and windows to the rear garden, window to utility and two skylight windows, two radiators, feature fireplace.

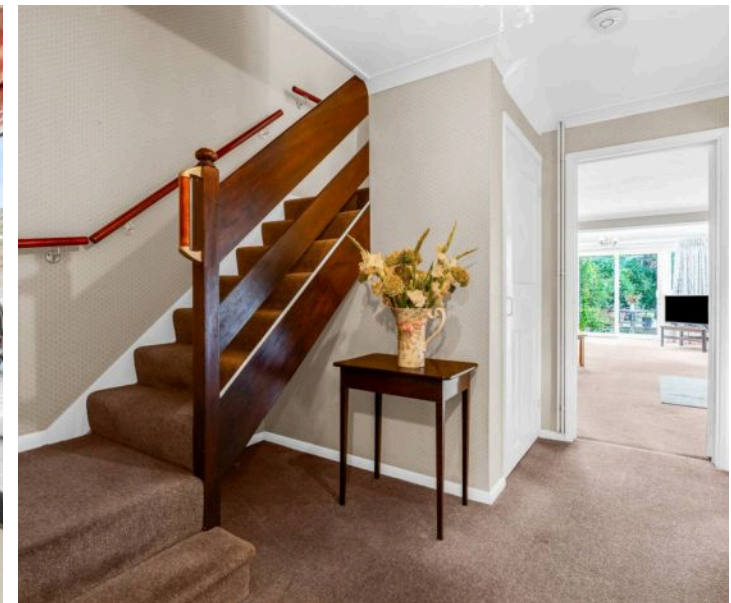
### First Floor Landing

With built in storage cupboard, loft access, doors to:

### Bedroom One

13' 11" x 11' 7" (4.23m x 3.53m)

With double glazed window to rear aspect, radiator.





**Bedroom Two**

8' 1" x 11' 7" (2.47m x 3.53m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

**Bedroom Three**

10' 2" x 7' 11" (3.09m x 2.42m)

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

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, heated towel rail.







## FRONT GARDEN

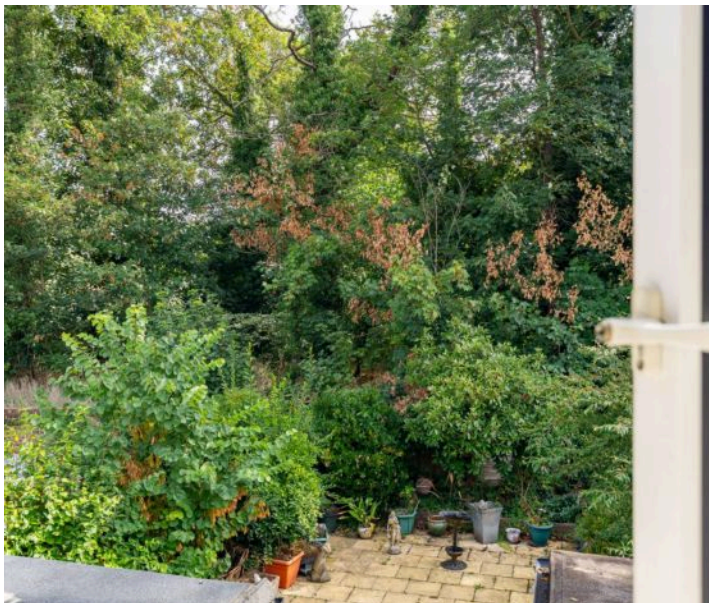
Generous frontage with mature planting.

## REAR GARDEN

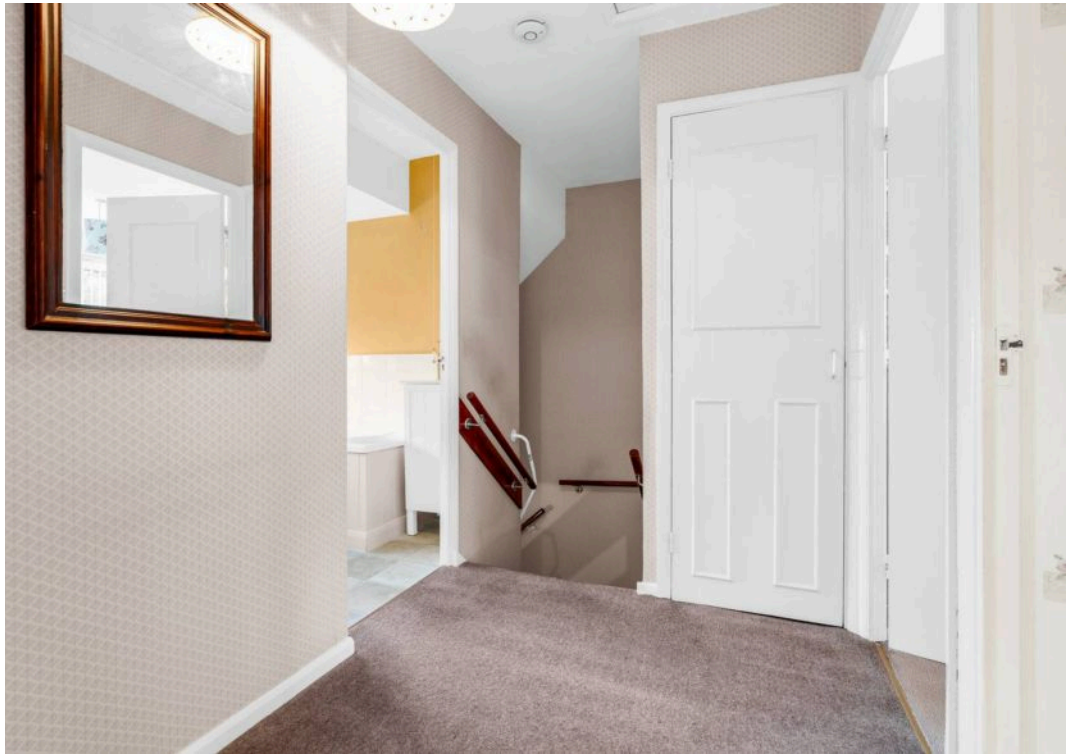
The private rear garden has been thoughtfully landscaped to offer low-maintenance greenery and terraced seating areas. Beyond the garden, the property backs directly onto woodland with countryside walks just a few steps away. There's also a timber garden shed for storage.

## ON STREET

1 Parking Space











## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)