



Elliot Heath
ESTATE AGENTS

10 Rushfield Road, WARE
Guide Price **£675,000**

10 Rushfield Road

WARE, Ware

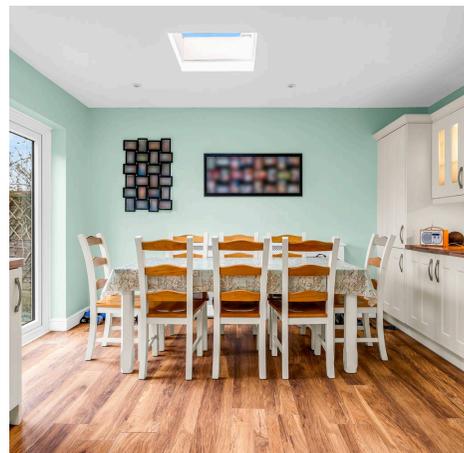
Spacious five-bedroom semi in a peaceful area near schools, with large living spaces, garden, driveway, garage, and good access to Ware's shops and trains to London.

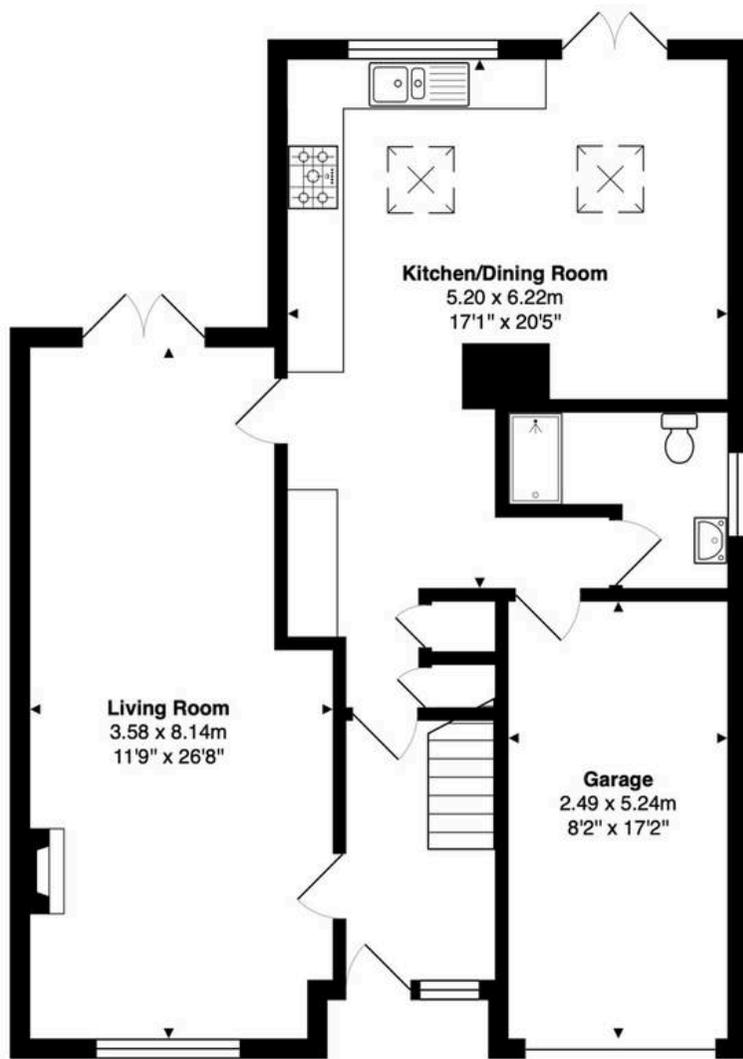
Council Tax band: D

Tenure: Freehold

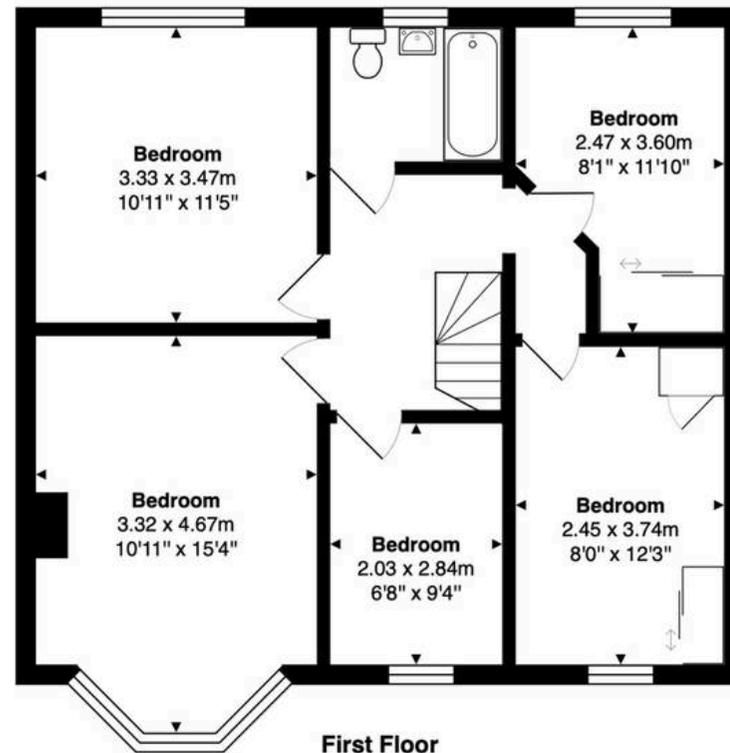
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 83.1 m² ... 895 ft²



First Floor
Area: 62.4 m² ... 671 ft²

Total Area: 145.5 m² ... 1566 ft²

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 double glazed window to front aspect, stairs rising to first floor landing, radiator, wood flooring, door to:

Living Room

11' 9" x 26' 8" (3.58m x 8.14m)

Dual aspect with double glazed window to front aspect and double glazed double doors to the rear garden, two radiators, feature fireplace, wood flooring, door to:

Kitchen/Dining Room

17' 1" x 20' 5" (5.20m x 6.22m)

With double glazed window and double doors opening onto the rear garden and two skylight windows. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, integrated appliances, two built in storage cupboards, wood flooring, radiator, door to entrance hall and integral garage and door to:

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large shower cubicle, dual flush wc, wash hand basin, fully tiled, chrome heated towel rail.

First Floor Landing

With loft access and doors to:

Bedroom One

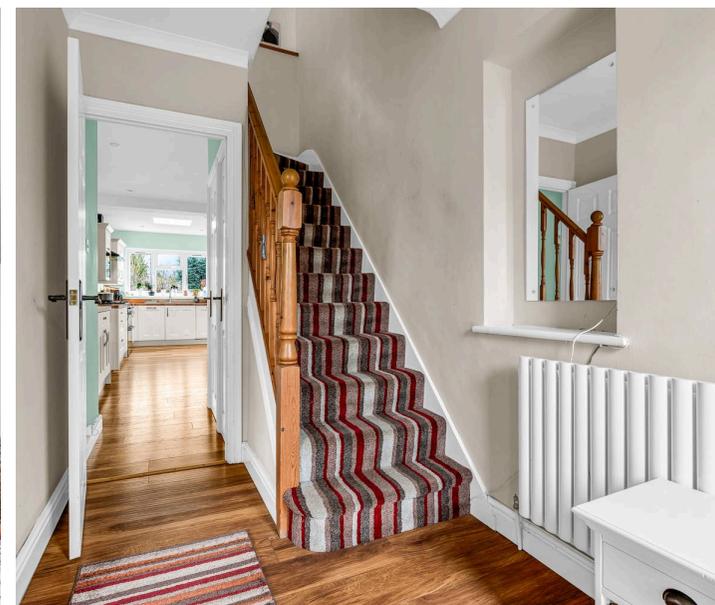
10' 11" x 15' 4" (3.32m x 4.67m)

With double glazed bay window to front aspect, two radiators, wood flooring.

Bedroom Two

10' 11" x 11' 5" (3.33m x 3.47m)

With double glazed window to rear aspect, radiator, wood flooring.



Bedroom Three

8' 0" x 12' 3" (2.45m x 3.74m)

With double glazed window to front aspect, radiator, wood flooring, fitted wardrobe cupboard with mirrored sliding doors, built in storage cupboard.

Bedroom Four

8' 1" x 11' 10" (2.47m x 3.60m)

With double glazed window to rear aspect, radiator, wood flooring, fitted wardrobe with mirrored sliding doors.

Bedroom Five

6' 8" x 9' 4" (2.03m x 2.84m)

With double glazed window to front aspect, radiator, wood flooring.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.





REAR GARDEN

The sizeable rear garden features a patio seating area which in turn leads to the lawn with mature beds and a further decked seating area to the rear of the garden together with a timber garden shed.

DRIVEWAY

3 Parking Spaces

Generous block paved driveway providing off street parking for several vehicles and gated access to the rear garden.

GARAGE

Single Garage

Integral garage measuring approximately 2.49 x 5.24 (8'2 x 17'2) with electric roller door to front aspect and personnel door to the kitchen/dining room.







Elliot Heath Estate Agents

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