



**Elliot Heath**  
ESTATE AGENTS

**4 Plaxton Way, Ware**  
Guide Price £600,000



# 4 Plaxton Way

Ware, Ware

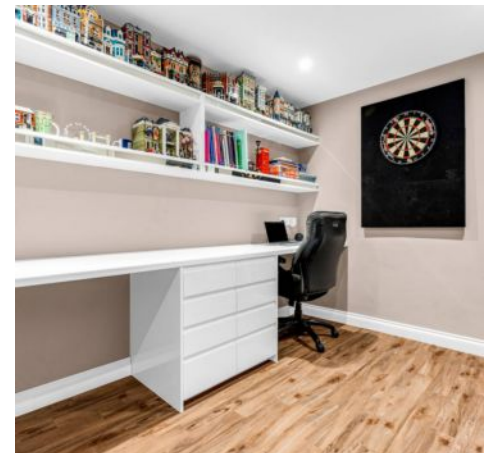
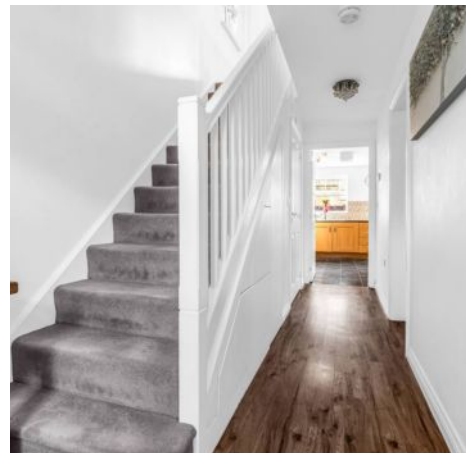
Spacious 4 bed home over three floors with integrated kitchen/dining room opening onto the rear garden, office, 1st floor living room, ensuite, parking & garden. Close to Ware High Street and station.

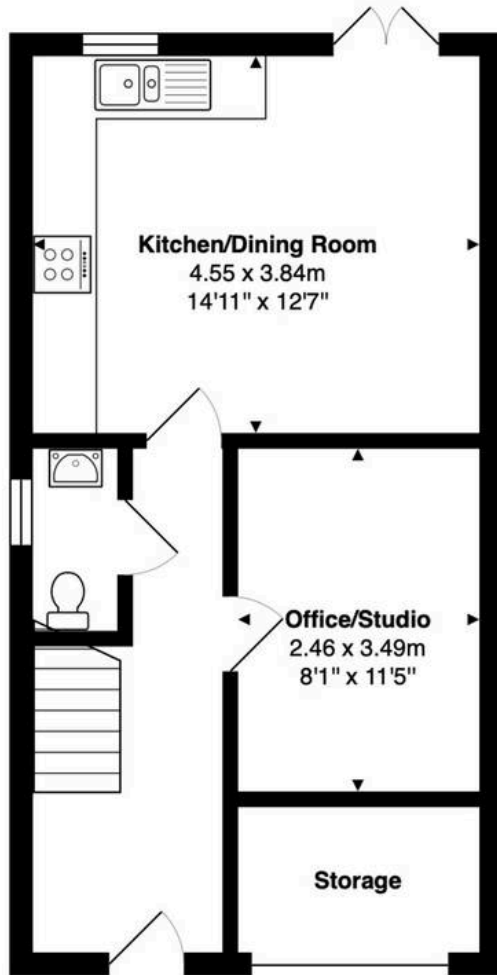
Council Tax band: E

Tenure: Freehold

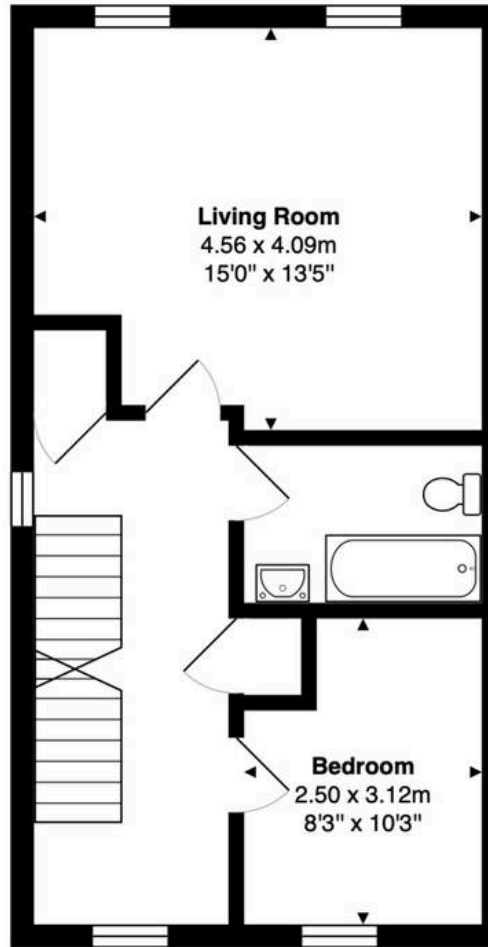
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

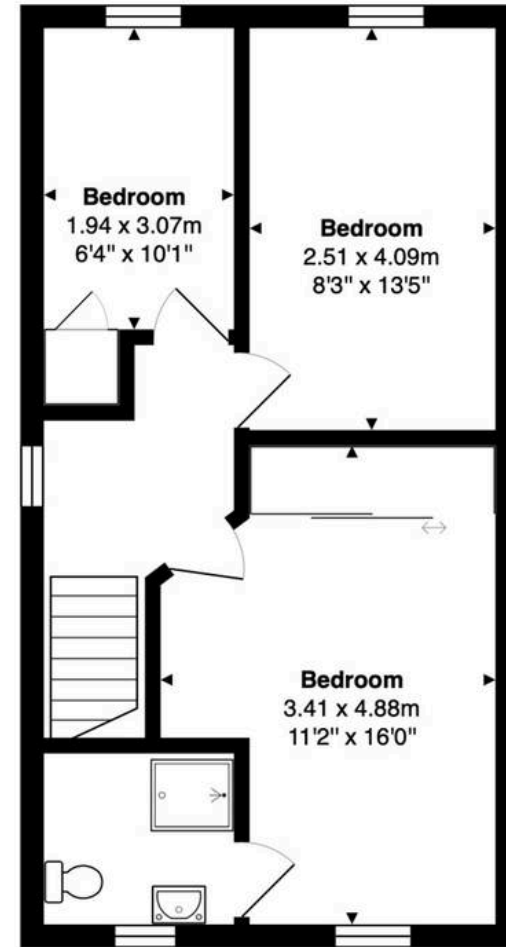




**Ground Floor**  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>



**First Floor**  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>



**Second Floor**  
Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>

**Total Area: 125.1 m<sup>2</sup> ... 1347 ft<sup>2</sup>**



### Entrance Hall

With stairs rising to first floor landing, wood effect flooring, radiator, doors to:

### Office/Studio

8' 1" x 11' 5" (2.46m x 3.49m)

With wood effect flooring, vertical radiator, fitted desk unit.

### Downstairs WC

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

### Kitchen/Dining Room

14' 11" x 12' 7" (4.55m x 3.84m)

With double glazed window and double doors opening onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With double glazed windows to front and side aspect with fitted shutters, stairs rising to second floor landing, three built in storage cupboards, radiator, doors to:

### Living Room

15' 0" x 13' 5" (4.56m x 4.09m)

With two double glazed windows to rear aspect, radiator.

### Bedroom Three

8' 2" x 10' 3" (2.50m x 3.12m)

With double glazed window to front aspect with fitted shutters, radiator.

### Bathroom

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, wood effect flooring, tiled walls, radiator.





**Second Floor Landing**

With double glazed window to side aspect with fitted shutters, radiator, doors to:

**Bedroom Four**

6' 4" x 10' 1" (1.94m x 3.07m)

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

**Bedroom Two**

8' 3" x 13' 5" (2.51m x 4.09m)

With double glazed window to rear aspect with fitted shutters, radiator.

**Bedroom One**

11' 2" x 16' 0" (3.41m x 4.88m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards with mirrored sliding doors, door to:

**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled, radiator.

**External Store**

With up and over door to front aspect.







## FRONT GARDEN

Front garden laid to lawn with mature planting, gated access to the rear garden.

## REAR GARDEN

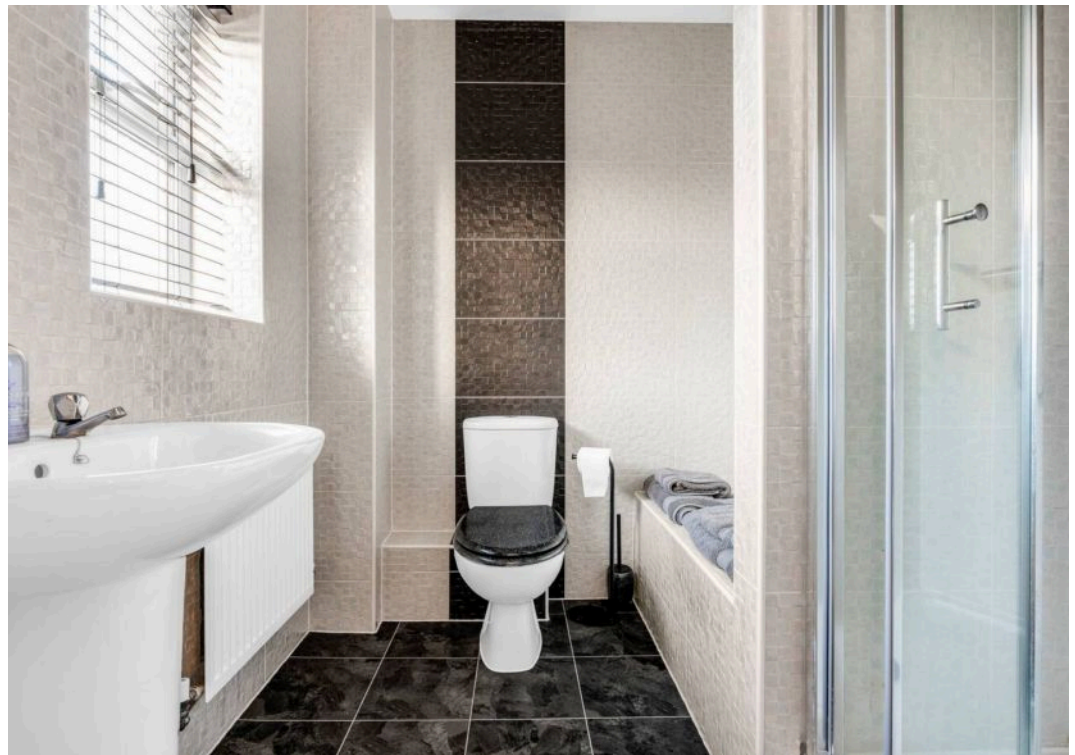
Low maintenance rear garden with paved seating area and steps up to the artificial lawn.

## GARAGE

Double Garage

Block paved driveway to front aspect providing off street parking for two vehicles.









## Elliot Heath Estate Agents

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