



**Elliot Heath**  
ESTATE AGENTS

**11 Grove Road, WARE**  
Guide Price £590,000



# 11 Grove Road

WARE, Ware

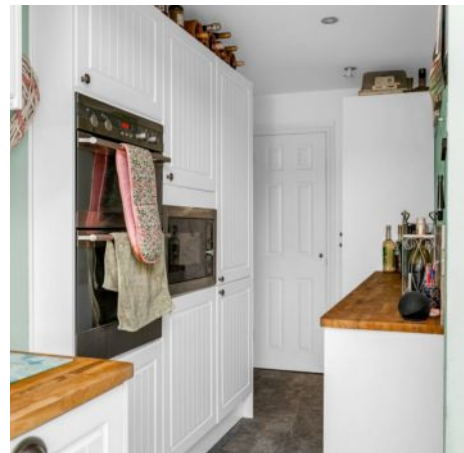
Extended 4-bed in residential cul de sac close to school & fields. Living room, playroom, kitchen/dining room with bi fold doors & atrium, driveway, rear garden. Amenities & main line station nearby.

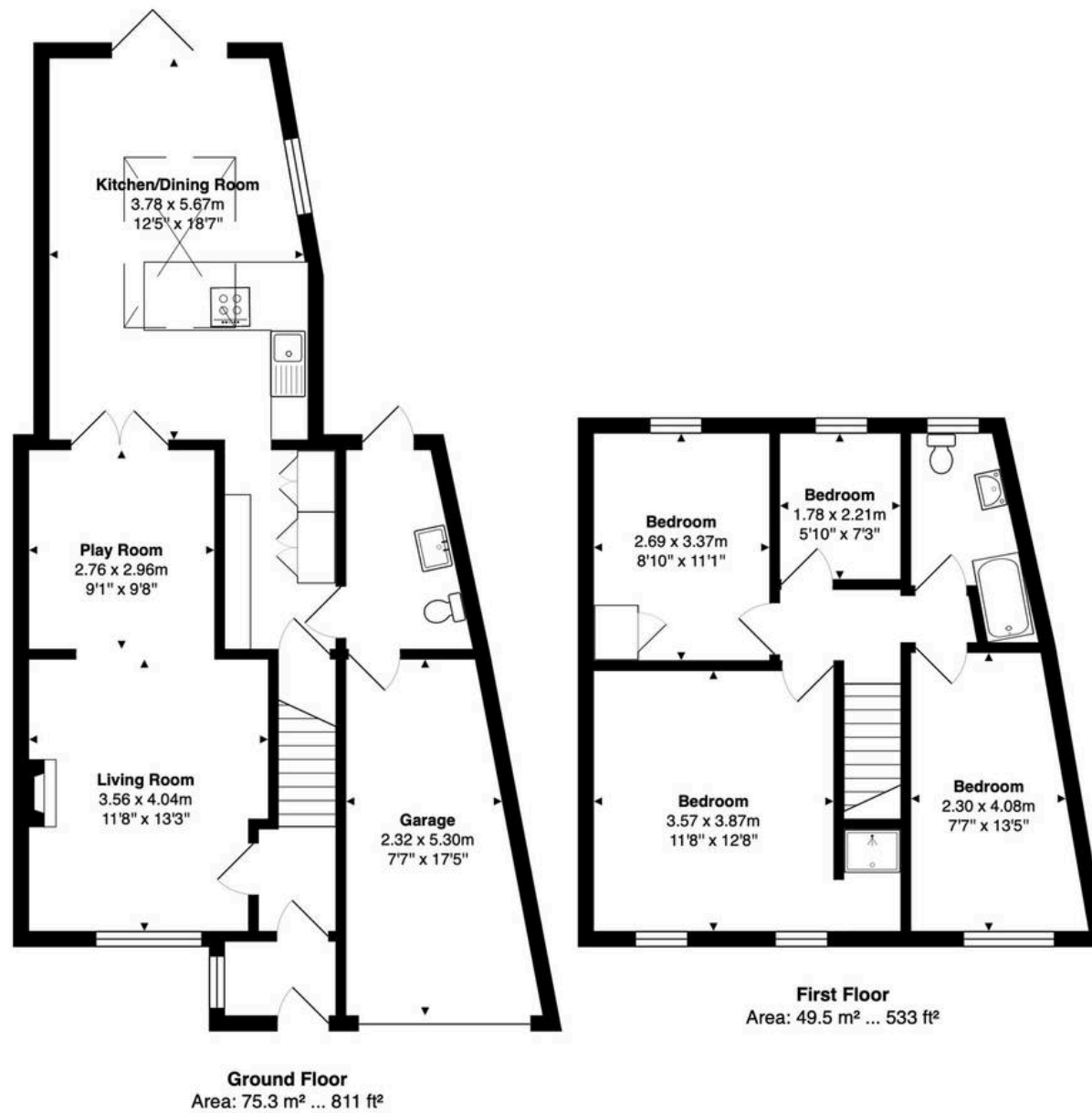
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 124.9 m<sup>2</sup> ... 1344 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 Lobby

With double glazed window and door to:

### Entrance Hall

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

### Living Room

11' 8" x 13' 3" (3.56m x 4.04m)

With double glazed window to front aspect with fitted shutters, radiator, feature fireplace with fitted shelving and cupboards to alcoves, wood flooring, open to:

### Play Room

9' 1" x 9' 9" (2.76m x 2.96m)

With wood flooring, radiator, double doors to:

### Kitchen/Dining Room

12' 5" x 18' 7" (3.78m x 5.67m)

With bi fold doors opening onto the rear garden, atrium style skylight window and feature circular window. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, breakfast bar, tiled splash back areas, tiled flooring, radiator, built in storage cupboard, door to:

### Utility/Downstairs WC

With door giving access to outside. Fitted with a suite comprising dual flush wc, storage unit with inset Butler style sink, tiled splash back area, tiled flooring, space and plumbing for washing machine, radiator, door to the garage.

### First Floor Landing

With doors to:





**Bedroom One**

11' 9" x 12' 8" (3.57m x 3.87m)

With two double glazed windows to front aspect, radiator, open to:

**En Suite Shower**

Fitted fully tiled shower cubicle.

**Bedroom Two**

7' 7" x 13' 5" (2.30m x 4.08m)

With double glazed window to front aspect, radiator.

**Bedroom Three**

8' 10" x 11' 1" (2.69m x 3.37m)

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

**Bedroom Four**

5' 10" x 6' 11" (1.78m x 2.12m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.







## FRONT GARDEN

Front garden planted with mature hedge.

## REAR GARDEN

The landscaped low maintenance rear garden features a large patio seating area with built in seating area which in turn leads to the artificial lawn.

## DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking and access to the integral garage.

## GARAGE

Single Garage

Integral garage measuring approximately 2.32 x 5.30 (7'7 x 17'5) with up and over door to front aspect and personnel door to the utility/wc.











## Elliot Heath Estate Agents

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