



**Elliot Heath**  
ESTATE AGENTS

**8 Red House Close, WARE**  
In Excess of **£520,000**

# 8 Red House Close

WARE, Ware

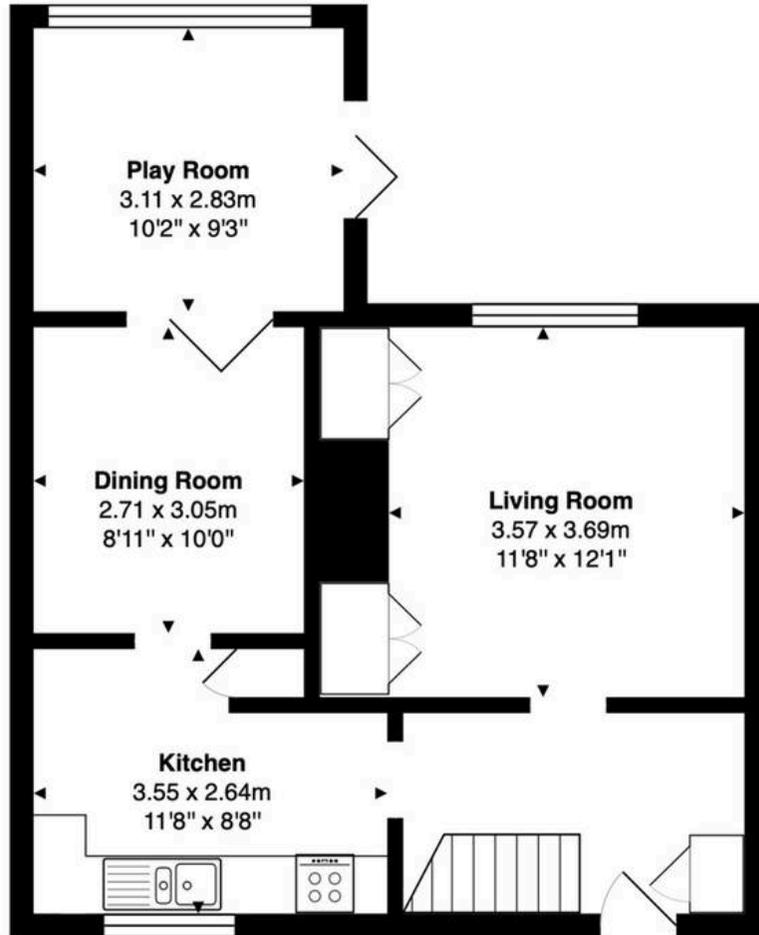
Extended three-bedroom semi-detached home in a sought-after south Ware cul-de-sac, offering spacious living, off-street parking and a private garden, close to Presdales School and the station. Council Tax band: C

Tenure: Freehold

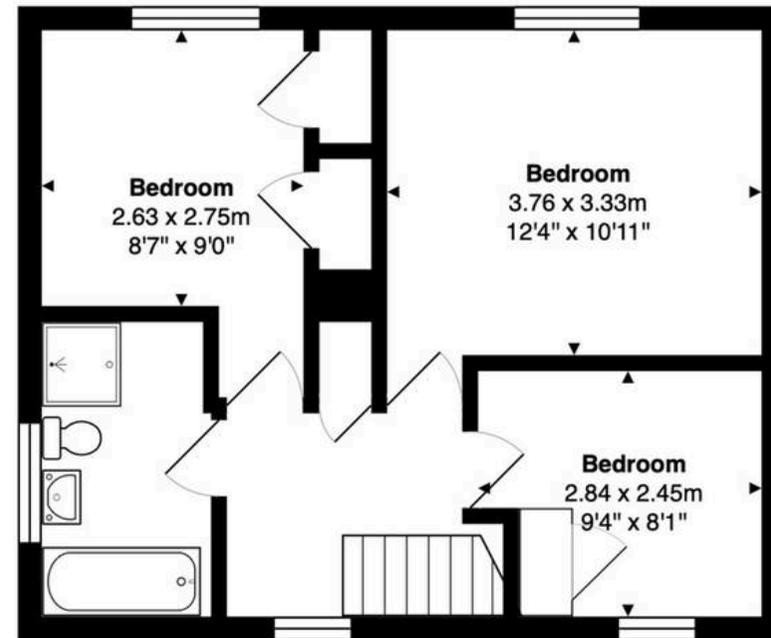
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>



**First Floor**  
Area: 41.9 m<sup>2</sup> ... 450 ft<sup>2</sup>

**Total Area: 91.7 m<sup>2</sup> ... 987 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)

### Accommodation

Storm porch with private front entrance door to:

#### Entrance Hall

With stairs rising to first floor landing, radiator, built in storage cupboard and doors to:

#### Kitchen

11' 8" x 8' 8" (3.55m x 2.64m)

With Upvc double glazed Georgian style bow window to front aspect. Fitted with a range of wall and base storage units with work surface over incorporating sink and drainer unit, built in double oven with integrated microwave, hob with extractor over, space for American style fridge/freezer, integrated appliances, tiled splash back areas, wood flooring, radiator, open to:

#### Dining Room

8' 11" x 10' 0" (2.71m x 3.05m)

With radiator, wood flooring, bi fold doors to:

#### Play Room

10' 2" x 9' 3" (3.11m x 2.83m)

With double glazed window and bi fold doors to the rear garden, wood flooring, radiator.

#### Living Room

11' 9" x 12' 1" (3.57m x 3.69m)

With Upvc double glazed Georgian style bow window to rear aspect over looking the rear garden, radiator, built in media wall with fitted storage cupboards.

#### First Floor Landing

With Upvc Georgian style double glazed window to front aspect, airing cupboard, loft hatch to part boarded and insulated loft with light. Doors to:

#### Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

With Georgian style Upvc double glazed window to rear aspect, radiator.



**Bedroom Two**

8' 8" x 9' 0" (2.63m x 2.75m)

With Georgian style Upvc double glazed window to rear aspect, radiator, two built in wardrobe cupboards.

**Bedroom Three**

9' 4" x 8' 0" (2.84m x 2.45m)

With Georgian style Upvc double glazed window to front aspect, radiator, built in storage cupboard.

**Bathroom**

With Upvc double glazed obscure window to front aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, chrome heated towel rail, tiled flooring, tiled splash back areas.





## REAR GARDEN

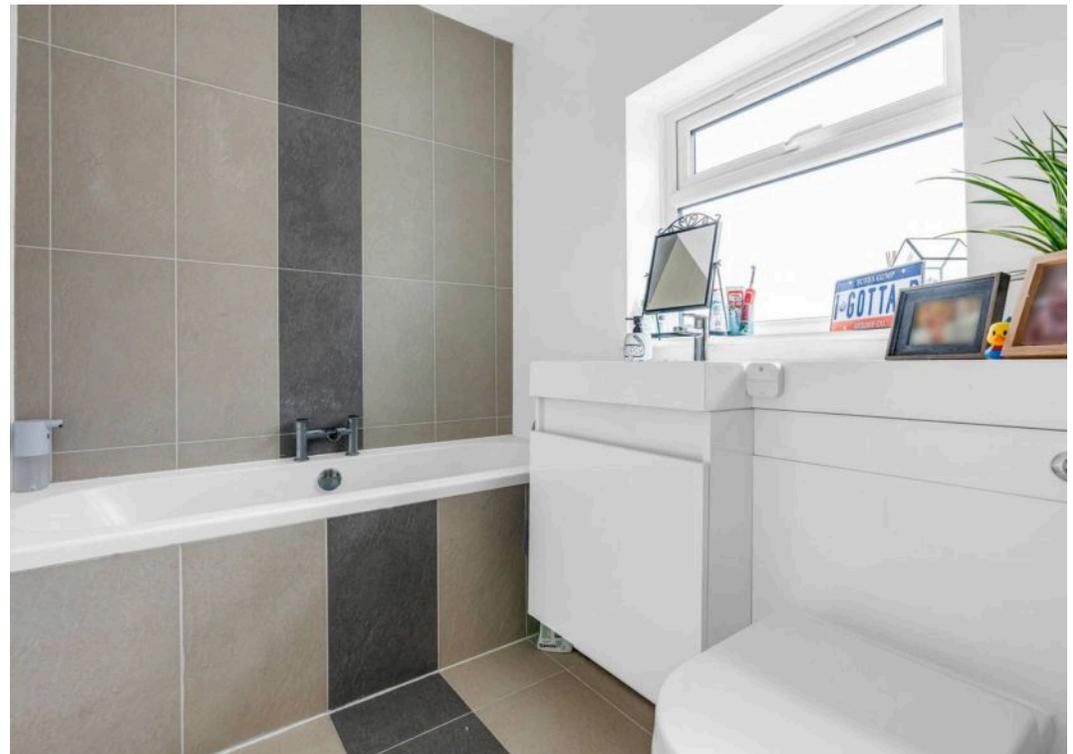
Side passageway leading to the rear garden with patio seating area, steps up to lawn with raised flower beds and timber garden shed.

## DRIVEWAY

2 Parking Spaces

With block paved driveway providing off street parking for two vehicles.







## Elliot Heath Estate Agents

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