



**Elliot Heath**  
ESTATE AGENTS

**32 Croft Road, Ware**  
Guide Price £725,000



# 32 Croft Road

Ware, Ware

Stunning 4-bed semi-detached with 100ft+ gardens. Generous open plan living space, with bi fold doors, near Wares' centre & train station. Large outbuilding/storage, studio/gym with wc, and driveway.

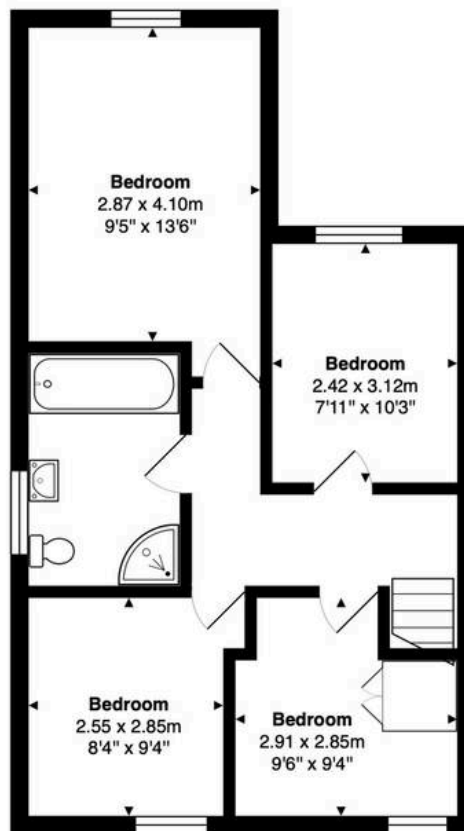
Council Tax band: D

Tenure: Freehold





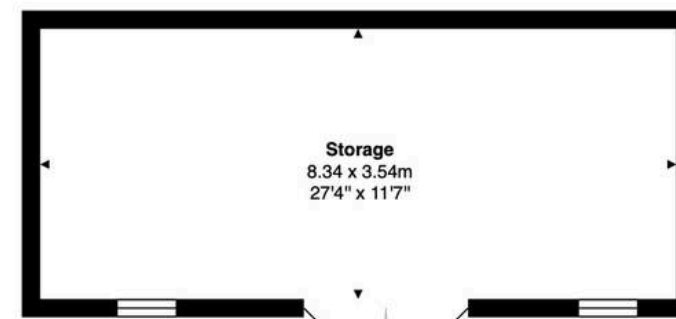
**Ground Floor**  
Area: 80.5 m<sup>2</sup> ... 867 ft<sup>2</sup>



**First Floor**  
Area: 50.7 m<sup>2</sup> ... 545 ft<sup>2</sup>



**Outbuilding**  
Area: 18.3 m<sup>2</sup> ... 197 ft<sup>2</sup>



**Outbuilding**  
Area: 29.5 m<sup>2</sup> ... 318 ft<sup>2</sup>

**Total Area: 178.9 m<sup>2</sup> ... 1926 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)



### **Generous Entrance Hall**

With two double glazed windows to front aspect, stairs rising to first floor landing, large built in storage cupboard, herringbone wood flooring, wood panelling, radiator, doors to:

### **Downstairs WC**

Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, herringbone wood flooring, radiator.

### **Study**

7' 10" x 7' 8" (2.40m x 2.34m)

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

### **Utility Room**

With stabled door giving access to outside. Fitted with a range of wall and base storage units with wood work surfaces over, appliance space, tiled splash back areas, herringbone wood flooring.

### **Living Room**

13' 2" x 14' 6" (4.02m x 4.41m)

With feature fireplace, fitted shelves to alcoves, radiator, herringbone wood flooring, open to:

### **Kitchen/Dining Room**

26' 0" x 18' 1" (7.93m x 5.52m)

### **Dining Room**

With bi fold doors to the rear garden and a skylight window, radiator, herringbone wood flooring, open to:

### **Kitchen**

With bi fold doors to the rear garden and two Velux windows. Comprehensively fitted with a range of wall and base storage units with work surfaces over, integrated appliances, space for American style fridge freezer, island unit/breakfast bar incorporating a sink and drainer unit, two vertical radiators, herringbone wood flooring.





### **First Floor Landing**

With doors to:

#### **Bedroom One**

9' 5" x 13' 5" (2.87m x 4.10m)

With double glazed window to rear aspect, radiator.

#### **Bedroom Two**

9' 7" x 9' 4" (2.91m x 2.85m)

With double glazed window to front aspect, radiator, tongue and groove panelling to half height, over stairs built in storage cupboard.

#### **Bedroom Three**

7' 11" x 10' 3" (2.42m x 3.12m)

With double glazed window to rear aspect, radiator.

#### **Bedroom Four**

8' 4" x 9' 4" (2.55m x 2.85m)

With double glazed window to front aspect, radiator, panelling to one wall.

#### **Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, dual flush wc, wall mounted wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

#### **Detached Study/Gym**

13' 6" x 14' 7" (4.11m x 4.44m)

Located at the rear of the garden with window and door to front aspect and window to side aspect, wood effect flooring, power and light connected, door to wc.

#### **Outbuilding**

27' 4" x 11' 7" (8.34m x 3.54m)

Large outbuilding/storage located at the rear of the garden.







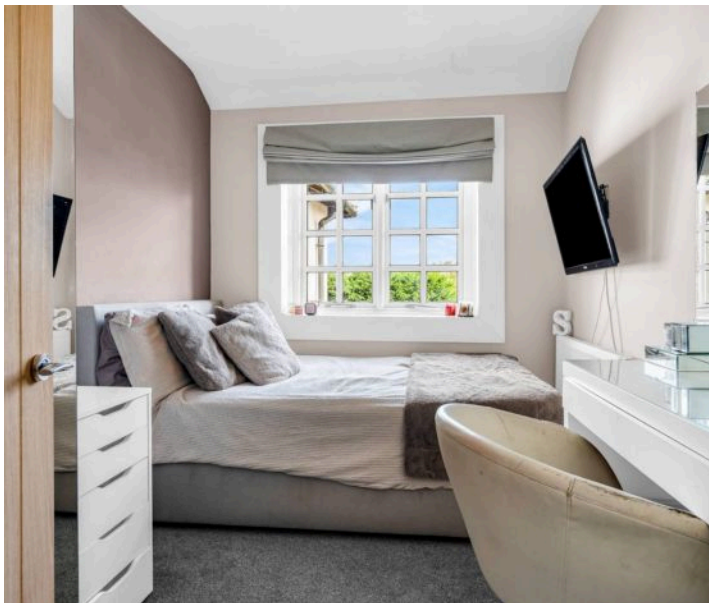
## REAR GARDEN

The rear garden measures in excess of 100ft in length and has been beautifully landscaped with a large patio seating area with the remainder laid to lawn and mature planting. To the rear of the garden is a further gravel seating area and access to the outbuilding/storage and the gym/studio.

## DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking and gated access to the rear garden.











## Elliot Heath Estate Agents

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