



Elliot Heath
ESTATE AGENTS

25 Wheatsheaf Drive, Ware
Guide Price **£415,000**

25 Wheatsheaf Drive

Ware, Ware

A beautifully extended two-bedroom home on a sought-after road in Ware, offering spacious living, kitchen, 24ft reception room, en-suite shower to principal bedroom, parking and a private rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Wheatsheaf Drive, SG12

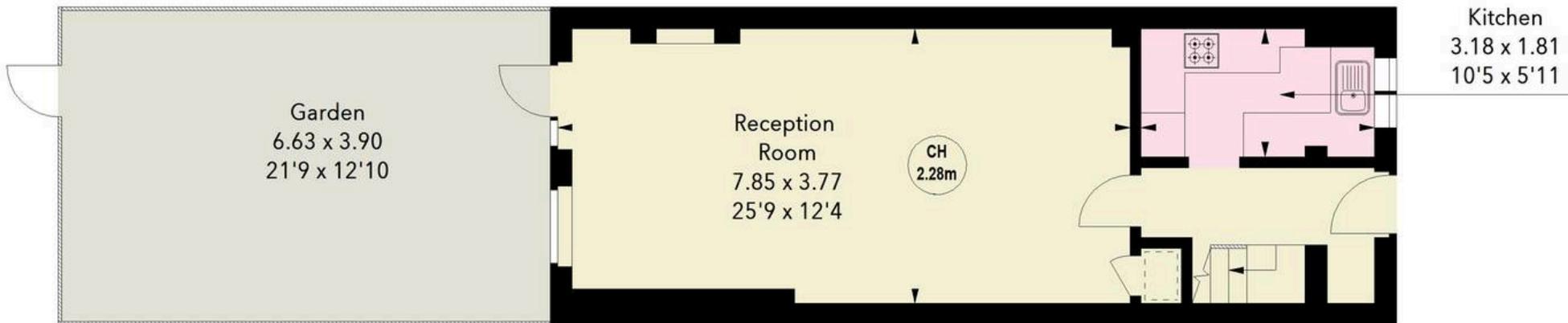
Approximate Area = 77.85 sq m / 838 sq ft



First Floor

Approx. 37.07 sq m / 399 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 40.82 sq m / 439 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, panelling to half height, doors to:

Kitchen

10' 5" x 5' 11" (3.18m x 1.81m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob over, appliance space, tiled splash back areas, tiled flooring.

Reception Room

25' 9" x 12' 4" (7.85m x 3.77m)

A stunning room with double glazed window and door to the rear garden, feature fireplace, TV space and shelving to alcove, wood flooring, two radiators, built in storage cupboard.

First Floor Landing

With loft access and doors to:

Bedroom One

18' 4" x 12' 5" (5.59m x 3.78m)

With double glazed window to rear aspect, radiator, panelling to one wall, door to:

En Suite Shower Room

Fitted with a suite comprising large walk in shower cubicle, fully tiled.

Bedroom Two

12' 4" x 8' 8" (3.77m x 2.64m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

Bathroom

Fitted with a suite comprising panel enclosed bath, wall hung wash hand basin, dual flush wc, fully tiled, heated towel rail.





FRONT GARDEN

Low maintenance paved front garden with raised beds.

REAR GARDEN

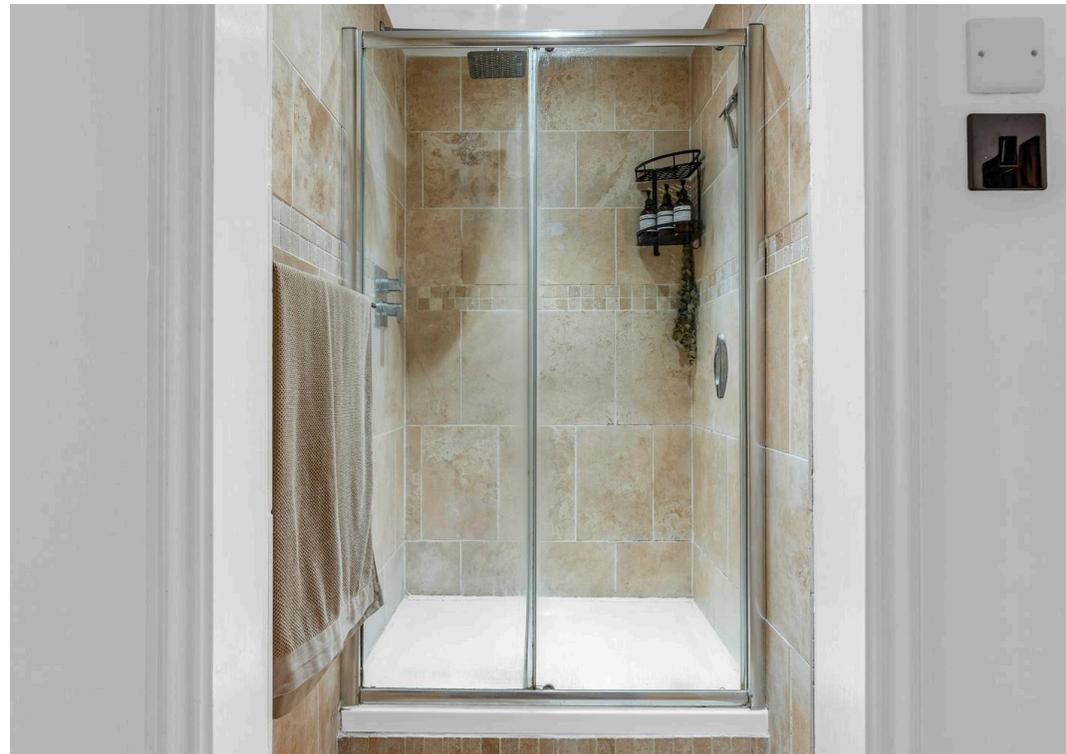
A fantastic landscaped rear garden with built in seating and raised beds, together with rear gated access and storage space behind the fence.

ALLOCATED PARKING

1 Parking Space

The property benefits from allocated parking as well as ample on-street parking.







Elliot Heath Estate Agents

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