



Elliot Heath
ESTATE AGENTS

4 Fairway
Ware SG12 9JP

Guide Price £850,000

Elliot Heath are pleased to offer this extended four/five bedroom detached family home set at the end of a cul-de-sac in generous corner plot gardens and being located on the much favoured south side of Ware. The property offers well planned and presented accommodation to include entrance hall, cloakroom, study, playroom, recently upgraded and beautifully fitted large open plan kitchen/reception room, utility room, bedroom and to the first floor four further bedrooms, en suite shower room and family bathroom. The property enjoys semi-rural aspects to the rear over adjoining fields and is within close proximity to the sought after Presdales School. Ware's High Street is within a comfortable walking distance together with the mainline railway station that services London's Liverpool Street. To arrange your viewing, please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

With double glazed window to side aspect, stairs rising to first floor landing, doors to:

BEDROOM FIVE 12' 6" x 8' 1" (3.81m x 2.46m)

Dual aspect with double glazed windows to side and front aspect, radiator, built in wardrobe cupboards.

STUDY 8' 11" x 6' 8" (2.72m x 2.03m)

With double glazed window to front aspect, radiator.

UTILITY

With radiator.

INNER LOBBY

With door giving access to the side and door to:

DOWNSTAIRS WC

Fitted with a suite comprising wc and wash hand basin.

KITCHEN/RECEPTION ROOM 26' 3" x 25' 9" (7.99m x 7.84m)

RECEPTION ROOM

With bi fold doors opening onto the rear garden and skylight windows, feature fireplace, vertical radiator, wood flooring, open to:

KITCHEN

With bi fold doors opening onto the rear garden and skylight windows. Beautifully refitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, fully integrated, large island unit, wood flooring, door to:

PLAYROOM 7' 10" x 7' 8" (2.39m x 2.34m)

With double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to side aspect, built in storage cupboard, doors to:



BEDROOM ONE 11' 10" x 10' 9" (3.60m x 3.27m)

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

EN SUITE SHOWER ROOM

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

BEDROOM TWO 13' 11" x 11' 6" (4.24m x 3.50m)

Dual aspect with double glazed windows to rear and side aspect, radiator, eaves storage to one wall.

BEDROOM THREE 12' 8" x 8' 8" (3.86m x 2.64m)

With double glazed window to front aspect, radiator.

BEDROOM FOUR 9' 8" x 8' 7" (2.94m x 2.61m)

With double glazed window to front aspect, radiator.

FAMILY BATHROOM

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, separate shower cubicle, built in storage cupboard, tiled walls, tiled flooring.

OUTSIDE

The property is set in generous corner plot gardens that adjoin fields to the rear and enjoy a southerly aspect fringed by mature trees. The rear garden has a patio area that leads onto a lawn that in turn is bordered by flower and shrub beds. The front benefits from a block paved driveway providing ample of street parking with gated side access to the rear.

EPC

EPC to follow.

AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.







Fairway, SG12

Approximate Area = 162.20 sq m / 1746 sq ft
(Including Eaves Storage)
Eaves Storage = 3.34 sq m / 36 sq ft



Key :
CH - Ceiling Height

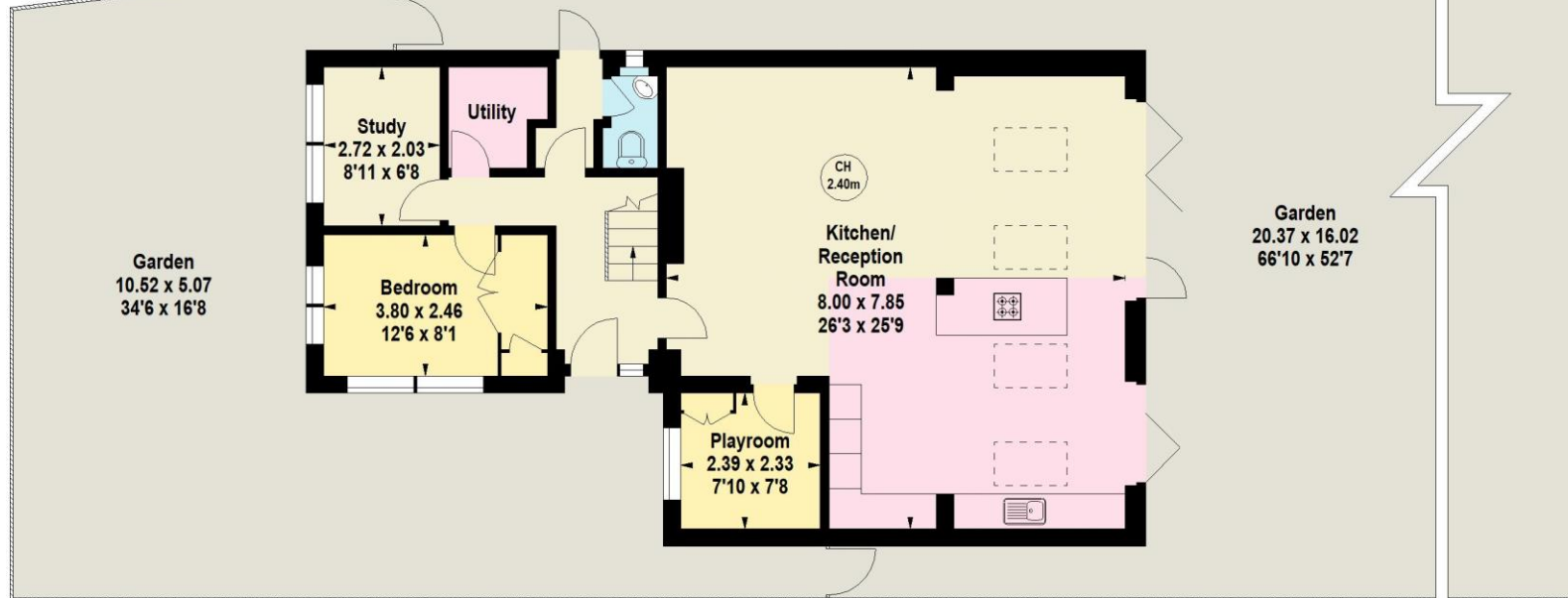
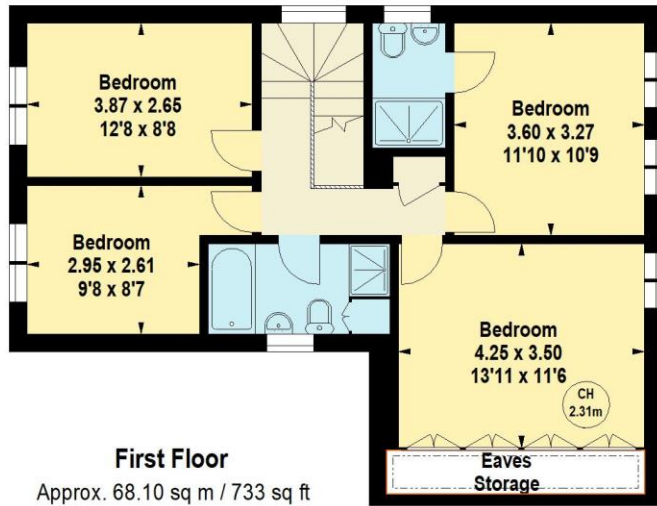


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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