



Elliot Heath
ESTATE AGENTS

35 Walton Road
Ware SG12 9PQ

Guide Price £800,000

Elliot Heath are delighted to offer this four-bedroom family home set on the South side of Ware being ideally placed for catchment to Presdales school as well as town centre facilities including Ware's main line railway station servicing London's Liverpool Street. The property boasts a fantastic sociable kitchen / dining room, spacious reception room, downstairs w/c, useful utility room, en suite, family bathroom, well-established rear garden and ample driveway. To arrange your appointment to view, please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

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

RECEPTION ROOM 22' 8" x 11' 4" (6.90m x 3.45m)

With double glazed window to front aspect and sliding patio doors to the rear garden, radiator, feature fireplace, wood flooring, door to:

KITCHEN/DINING ROOM 22' 4" x 12' 9" (6.80m x 3.88m)

With double glazed window to rear aspect and double doors onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over, island unit incorporating a double sink and drainer unit, breakfast bar, space for range style cooker with extractor over, integrated appliances, tiled flooring.

DOWNSTAIRS WC

With double glazed window to side aspect. Fitted with a suite comprising wc, wall hung wash hand basin, radiator, half tiled walls, tiled walls, built in storage cupboard.

UTILITY ROOM 8' 4" x 7' 9" (2.54m x 2.36m)

Appliance space, door to attached garage.

FIRST FLOOR LANDING

With double glazed window to side aspect, doors to:

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m)

With double glazed window to rear aspect, radiator, wood flooring, door to:

EN SUITE SHOWER ROOM

Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back areas, heated towel rail, tiled flooring.

BEDROOM TWO 13' 6" x 10' 9" (4.11m x 3.27m)

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

BEDROOM THREE 13' 7" x 10' 2" (4.14m x 3.10m)

With double glazed window to front aspect, radiator., wood effect flooring, fitted wardrobe cupboards with sliding doors.



BEDROOM FOUR 10' 11" x 8' 4" (3.32m x 2.54m)

With double glazed window to rear aspect, radiator, wood effect flooring.

BATHROOM

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.

OUTSIDE

To the front the property benefits from a generous frontage providing off street parking for numerous vehicles, garage 8'1 x 6'11 and gated access to the rear garden. To the immediate rear of the property is a patio seating area with views over Ware and countryside beyond stepping down to a lawn with mature flower and shrub borders, further decked seating area with steps down to a patio with timber summerhouse.

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.



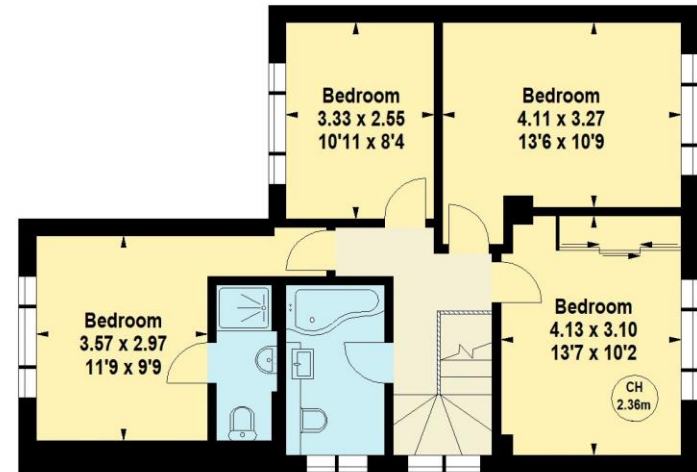




Walton Road, SG12

Approximate Area = 145.85 sq m / 1570 sq ft
(Including Sheds)
Sheds = 6.41 sq m / 69 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 66.24 sq m / 713 sq ft



Ground Floor

Approx. 73.21 sq m / 788 sq ft

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



01920 29 33 33
hello@elliotheath.co.uk
www.elliotheath.co.uk
7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

EH

Company No: 09985239 VAT No: 233565020