



Elliot Heath
ESTATE AGENTS

20 Page Hill
Ware SG12 0RZ

Guide Price £775,000

Elliot Heath are delighted to offer the rare opportunity to acquire a superbly presented four bedroom detached property set in an extremely generous secluded and private corner plot in this highly desirable location. The property is immaculately presented throughout and boasts a large reception room, separate dining room, conservatory, high specification kitchen, utility room, ground floor cloakroom and upstairs four bedrooms, en suite shower room plus family bathroom. Externally there is a driveway providing ample off-street parking for numerous vehicles leading to an integral garage, the beautifully landscaped rear garden is a particular feature being heavily planted with an abundance of mature shrubs and plants. Ideally located within walking distance to the high street and mainline station. Being offered with no onward chain. To view this property please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

With stairs rising to first floor landing with under stairs storage cupboard, radiator with ornate cover, doors to:

DOWNSTAIRS WC

With double glazed window to side aspect. Fitted with a suite comprising dual flush wc, wash hand basin, chrome heated towel rail.

RECEPTION ROOM 20' 6" x 14' 10" (6.24m x 4.52m)

A spacious and light room with double glazed windows and double doors overlooking the rear garden, radiator, limestone fireplace and hearth and gas real flame fire, double doors to:

DINING ROOM 12' 0" x 10' 0" (3.65m x 3.05m)

With double glazed windows to rear aspect overlooking the garden, radiator, door to:

KITCHEN/BREAKFAST ROOM 15' 3" x 9' 3" (4.64m x 2.82m)

With double glazed window to front aspect. Beautifully fitted with a comprehensive range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, space for range style cooler with extractor over, integrated dishwasher, fridge and freezer, breakfast bar, tiled splash back areas, wood flooring, radiator, open to:

CONSERVATORY 15' 3" x 12' 8" (4.64m x 3.86m)

'Amdega' built conservatory with double glazed windows with fitted blinds and double doors opening onto the rear garden, radiator, wood flooring.

UTILITY ROOM

With door to outside. Fitted with a range of wall, base and shelving units with work surfaces incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring.

FIRST FLOOR LANDING

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



BEDROOM ONE 14' 2" x 11' 7" (4.31m x 3.53m)

With double glazed window to rear aspect, radiator, fully fitted with a range of bedroom furniture, door to:

EN SUITE SHOWER ROOM

Double glazed window to side aspect with wooden Venetian. Fitted with a suite comprising shower cubicle, inset wash hand basin, concealed cistern wc, fully tiled, radiator.

BEDROOM TWO 13' 5" x 9' 0" (4.09m x 2.74m)

With double glazed windows to rear aspect, radiator.

BEDROOM THREE 9' 7" x 9' 1" (2.92m x 2.77m)

With double glazed window to front aspect, radiator.

BEDROOM FOUR 8' 8" x 7' 6" (2.64m x 2.28m)

With double glazed window to front aspect, radiator.

FAMILY BATHROOM

With double glazed window to front aspect. Fitted with a suite comprising tile enclosed bath with shower over, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.

OUTSIDE

The property is set in an extremely generous plot with a large driveway providing ample off street parking for a number of vehicles with the remainder of the front garden being laid to lawn with mature hedge and tree borders, integral garage with up and over door, power and light connected, gated access to the rear garden. The rear garden is superbly landscaped and planted, large patio seating area, lawned area with an abundance of flowers, shrubs and plants with steps up to a further lawn housing a timber garden shed.

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.



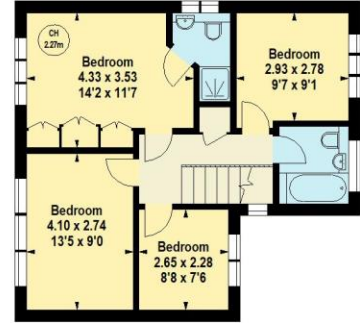




Page Hill, SG12

Approximate Area = 155.61 sq m / 1675 sq ft
(Including Garage)
Garage = 11.71 sq m / 126 sq ft

Key -
CH - Ceiling Height



First Floor

Approx. 55.37 sq m / 596 sq ft

Ground Floor

Approx. 100.24 sq m / 1079 sq ft

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