



Elliot Heath
ESTATE AGENTS

25 Bocket Meadows
Ware SG12 7SG

Guide Price £700,000

Elliot Heath are pleased to offer this luxurious four bedroom family home situated in a quiet cul-de-sac location. Built in 2015 by High Oaks Grove Development the property benefits from a spacious lounge, large kitchen/breakfast family room, separate dining room, ground floor cloak room, four generous sized bedrooms, two en-suites and a family bathroom. Externally there is an attached garage, parking and a beautiful, landscaped rear garden. To arrange your appointment to view please call 01920 293333.





ACCOMMODATION

ENTRANCE HALLWAY

Wood effect flooring, radiator, stairs rising to first floor landing, under stairs storage cupboard, separate access to:

DOWNSTAIRS WC

With low flush wc, inset wash hand basin with cupboard enclosures under, tiled splash back areas, tiled flooring, radiator

STUDY 14' 0" x 9' 0" (4.26m x 2.74m)

With window to front aspect, radiator.

KITCHEN/DINING ROOM 25' 1" x 13' 1" (7.64m x 3.98m)

With bi fold doors giving access to the rear garden and window to rear aspect. Fitted with a range of white high gloss wall and base storage units with work surfaces over and inset sink and drainer unit, integrated appliances to include built-in oven with gas hob and extractor over, tiled flooring, breakfast bar, radiator, inset down lights.

FIRST FLOOR LANDING

With stairs rising to second floor landing and separate access to:

RECEPTION ROOM 15' 4" x 14' 5" (4.67m x 4.39m)

With box bay window to front aspect and further window to front aspect, radiator, down lights.

BEDROOM ONE 16' 11" x 9' 3" (5.15m x 2.82m)

French doors opening onto Juliet balcony to front aspect, radiator, built in wardrobe cupboards, access to:

EN SUITE SHOWER ROOM

With window to rear aspect. Fitted with a suite comprising shower cubicle, concealed cistern wc, inset wash hand basin with cupboard enclosures under, tiled flooring, part tiled walls, radiator.

BEDROOM FOUR 14' 6" x 9' 4" (4.42m x 2.84m)

With window to rear aspect, radiator, built in wardrobe cupboards.



FAMILY BATHROOM

Fitted with a suite comprising panel enclosed bath, low level wc, inset wash hand basin with cupboard enclosure under, tiled flooring, part tiled walls, radiator.

SECOND FLOOR LANDING

With storage cupboard and separate access to:

BEDROOM TWO 14' 5" x 12' 4" (4.39m x 3.76m)

With window to front aspect, fitted wardrobe cupboards, radiator, access to:

EN SUITE SHOWER ROOM

Fitted with a suite comprising shower cubicle, concealed cistern wc, inset wash hand basin with cupboard enclosures under, tiled flooring, part tiled floor, radiator.

BEDROOM THREE 14' 6" x 9' 7" (4.42m x 2.92m)

With window to rear aspect, radiator, built in wardrobe cupboards.

OUTSIDE

The property benefits from an integral garage and driveway providing off street parking. To the rear there is a landscaped garden with large patio area to the immediate rear with steps to rising to a lawn and decked area.

EPC

EPC Rating B.

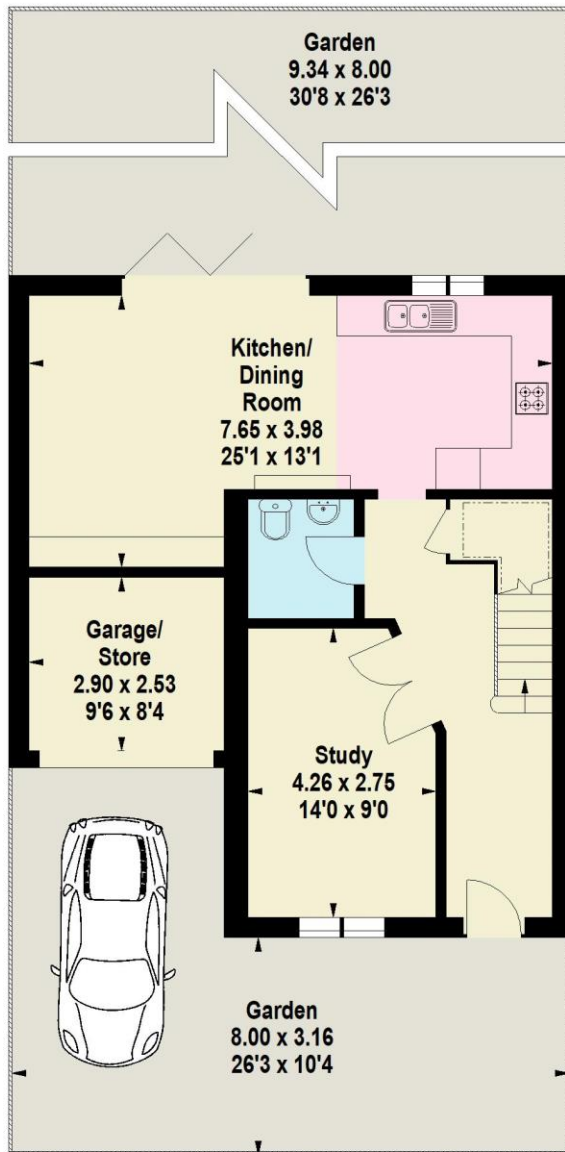
AGENTS NOTE

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.









Ground Floor

Approx. 63.08 sq m / 679 sq ft

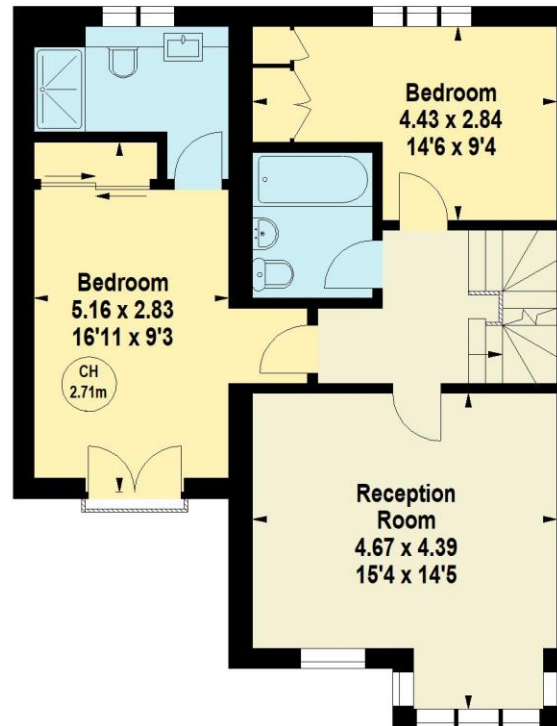
Brocket Meadows, SG12

Approximate Area = 167.78 sq m / 1806 sq ft

(Including Garage/ Store)

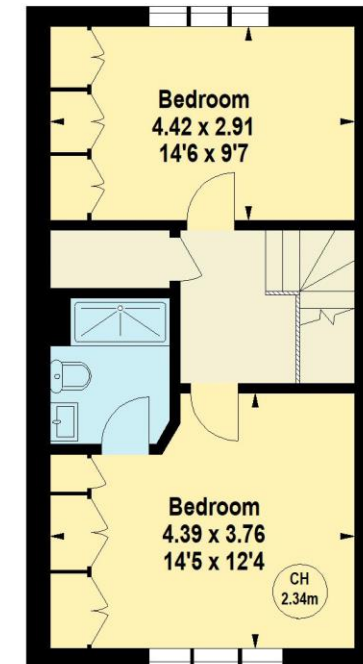
Garage/ Store = 7.25 sq m / 78 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 64.01 sq m / 689 sq ft



Second Floor

Approx. 40.69 sq m / 438 sq ft

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

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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