



Elliot Heath
ESTATE AGENTS

69 Vicarage Road
Ware SG12 7AP

Guide Price £750,000

Elliot Heath are delighted to offer the rare opportunity to acquire this very well presented and spacious four bedroom detached home located in a popular residential road close to the town centre. The property offers good size accommodation throughout to include two reception rooms with large open plan kitchen/breakfast room, four bedrooms, shower room and bathroom. Externally the property offers a driveway for multiple cars and to the rear a large rear garden with mature trees and shrubs providing much privacy. The property is ideally situated for access to Ware's High Street amenities together with the mainline station serving London's Liverpool Street. To arrange your appointment to view please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

With double glazed window to front aspect, stairs rising to first floor landing, under stairs storage cupboard, wood effect flooring, radiator, doors to:

DOWNSTAIRS WC

With double glazed window to side aspect. Fitted with a suite comprising wash hand basin, wc and radiator.

RECEPTION ROOM 16' 5" x 12' 2" (5.00m x 3.71m)

With box bay double glazed window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM 18' 5" x 13' 1" (5.61m x 3.98m)

With double glazed window and sliding patio doors overlooking the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, built in microwave, gas hob with extractor over, appliance space, breakfast bar, tiled splash back areas, tiled floor, two radiators, open to:

DINING ROOM 16' 9" x 8' 5" (5.10m x 2.56m)

With double glazed window and door overlooking the rear garden, radiator, wood effect flooring.

UTILITY/GARAGE ROOM 15' 9" x 8' 3" (4.80m x 2.51m)

With double glazed window and door to side aspect, radiator.

FIRST FLOOR LANDING

With built in storage cupboard, doors to:

BEDROOM ONE 15' 1" x 11' 11" (4.59m x 3.63m)

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

BEDROOM TWO 18' 4" x 8' 5" (5.58m x 2.56m)

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

BEDROOM THREE 10' 10" x 9' 6" (3.30m x 2.89m)

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



BEDROOM FOUR 10' 5" x 8' 2" (3.17m x 2.49m)

With double glazed window to front aspect, radiator.

SHOWER ROOM

With two double glazed windows with obscure glass to rear aspect. Fitted with a suite comprising shower cubicle, dual flush wc, pedestal wash hand basin, chrome heated towel rail, tiled flooring.

BATHROOM

With double glazed window to rear aspect. Fitted with a suite comprising corner bath, pedestal wash hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring.

OUTSIDE

To the front the property benefits from a generous driveway providing ample off street parking and gated side access to the rear garden. The rear garden is of an extremely good size with large patio seating area, raised beds with mature plants and shrubs and steps up to the lawn with a further decked seating area to the rear of the garden, water feature, two timber garden stores, outside tap.

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.

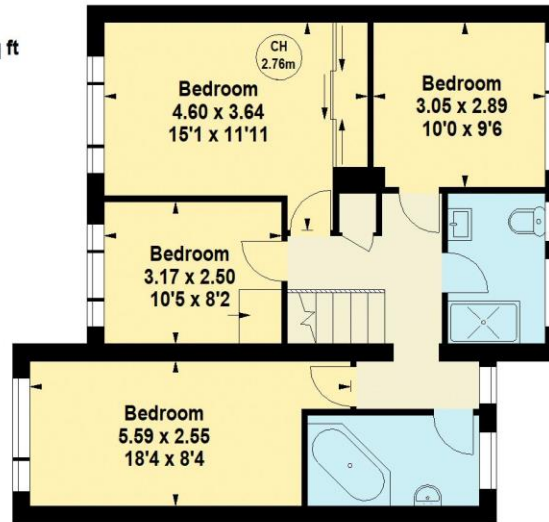






Vicarage Road, SG12

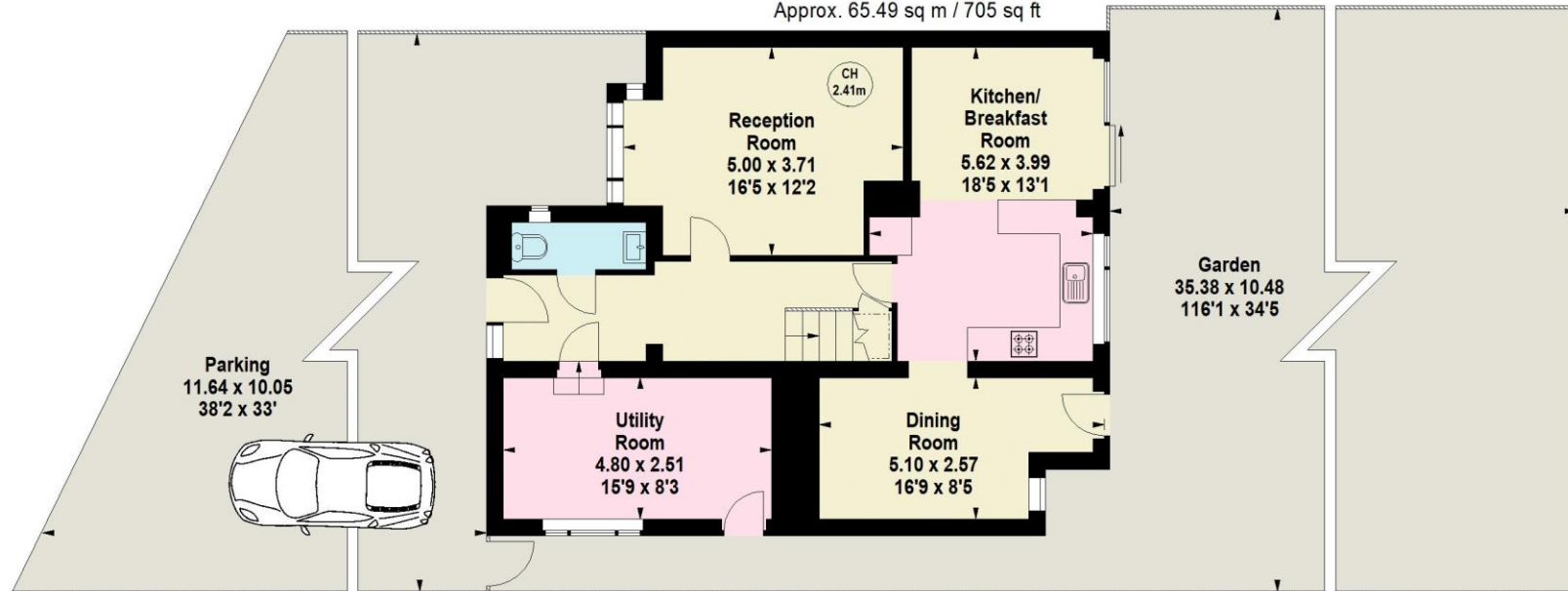
Approximate Area = 146.97 sq m / 1582 sq ft



First Floor

Approx. 65.49 sq m / 705 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 81.47 sq m / 877 sq ft

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