



Elliot Heath
ESTATE AGENTS

9 Widbury Gardens
Ware SG12 7AT
Guide Price £850,000

Elliot Heath are delighted to offer the rare opportunity to acquire this unique 1950's three bedroom detached family home ideal for modernisation with the benefit of planning having been submitted for an extension to increase the property to four bedrooms, three reception rooms, three bathrooms and spacious kitchen/breakfast room with new garage if required (plans available to view in the picture gallery). The property is set in lovely established gardens with parking for several vehicles and tandem garage with utility room to the rear. Located in a leafy private and sought-after cul de sac location this family home is convenient for town centre amenities to include Ware's mainline station into London Liverpool Street. Being sold with no onward chain. To arrange your appointment to view, please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

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

DOWNSTAIRS WC

With window to front aspect. Fitted with a suite comprising wash hand basin, wc. Built in storage cupboard.

RECEPTION ROOM 21' 2" x 17' 0" (6.45m x 5.18m)

Polished herringbone parquet flooring of mixed hardwoods throughout.

LIVING AREA

Dual aspect with picture windows to front aspect and windows and French doors opening onto the rear garden, radiator, feature fireplace, wood panelling, open to:

DINING AREA

With picture window to rear aspect, radiator, wood panelling, door to:

KITCHEN/DINING ROOM 16' 10" x 10' 4" (5.13m x 3.15m)

Dual aspect with windows to front and rear, door giving access to the side. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven and hob, integrated dishwasher, space for fridge/freezer, floor mounted gas-fired CH boiler, tiled splash back areas, wood panelling, radiator.

FIRST FLOOR LANDING

With window to front aspect, radiator, access to large and virtually open plan loft area. Doors to:

BEDROOM ONE 17' 0" x 11' 7" (5.18m x 3.53m)

Dual aspect with windows to front and rear aspect, radiator, built in wardrobe cupboards and drawer units, door to:

EN SUITE

With window to front aspect. Fitted with a suite comprising shower cubicle, wash hand basin, radiator. tiled walls.

BEDROOM TWO 10' 7" x 9' 3" (3.22m x 2.82m)

With window to rear aspect, radiator, wood panelling to ceiling.

BEDROOM THREE 10' 4" x 8' 11" (3.15m x 2.72m)

With window to rear aspect, radiator, built in storage cupboard, wood panelling.

BATHROOM

With window to front aspect. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, wc, radiator, tiled splash back areas, wood panelling, built in storage cupboard.

OUTSIDE

The property benefits from a very generous frontage comprising a lawn area with mature plants and shrubs, driveway providing off street parking which in turn leads to the detached garage. Gated access to the rear garden and secured on all boundaries. The rear garden is beautifully landscaped and heavily stocked with plants and shrubs, with some specimen and fruit trees.

DETACHED GARAGE 29' 1" x 8' 5" (8.86m x 2.56m)

With up and over doors, two personal doors and window to side aspect, power and light connected.

UTILITY 8' 5" x 7' 0" (2.56m x 2.13m)

With window to side aspect, fitted with a sink unit, appliance space.

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.





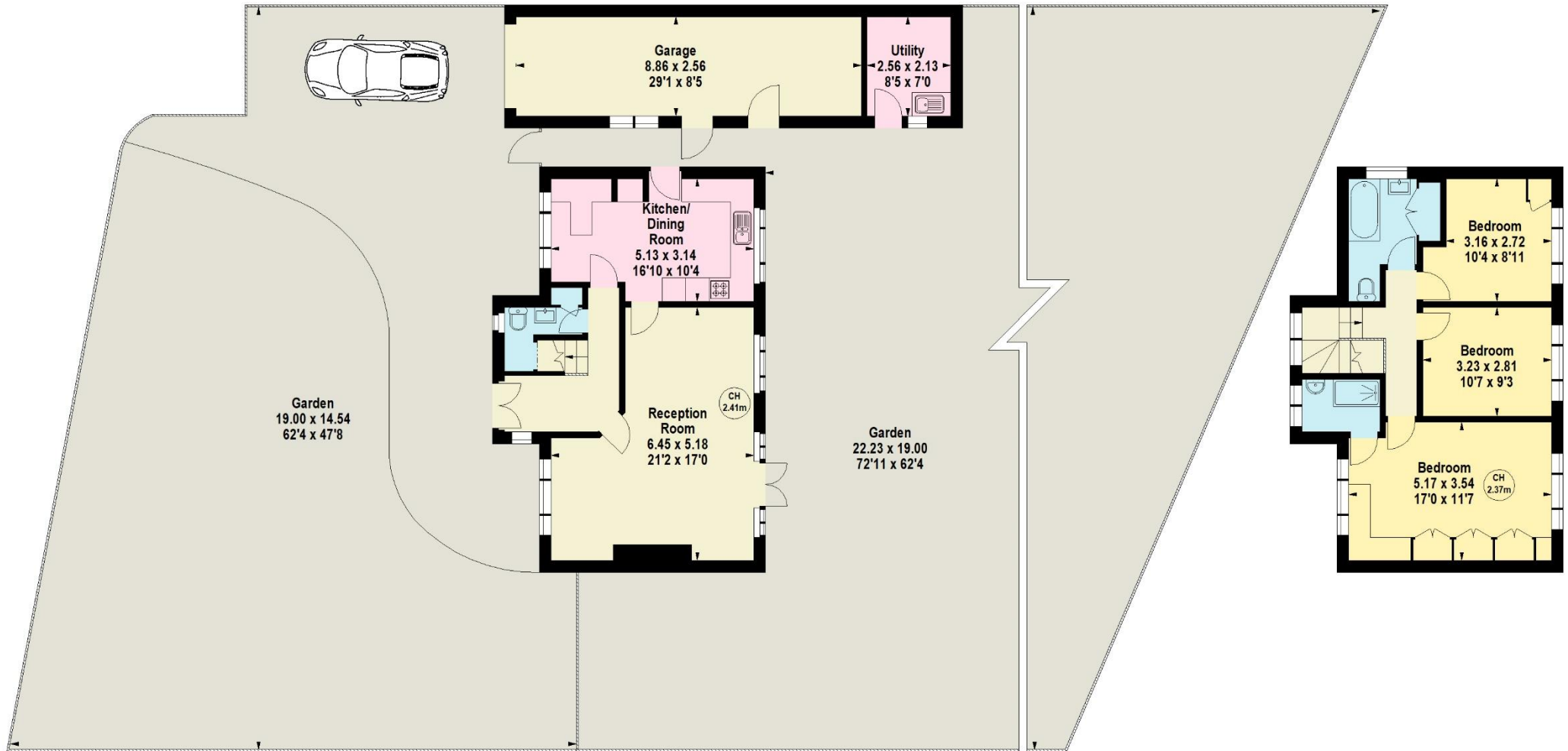


Widbury Gardens, SG12

Approximate Area = 138.61 sq m / 1492 sq ft
(Including Garage & Utility)

Garage & Utility Area = 28.43 sq m / 306 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 55.37 sq m / 596 sq ft

First Floor

Approx. 54.81 sq m / 590 sq ft

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