



Elliot Heath
ESTATE AGENTS

28 North Drive, High Cross
Guide Price £525,000

28 North Drive

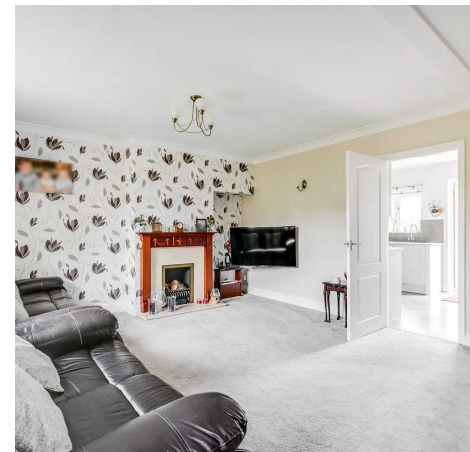
High Cross, Ware

Council Tax band: C

Tenure: Freehold

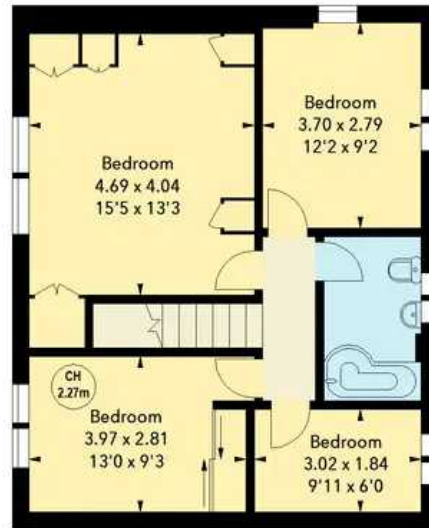
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



North Drive, SG11

Approximate Area = 137.21 sq m / 1477 sq ft
(Including Outbuilding)
Outbuilding Area = 10.96 sq m / 118 sq ft

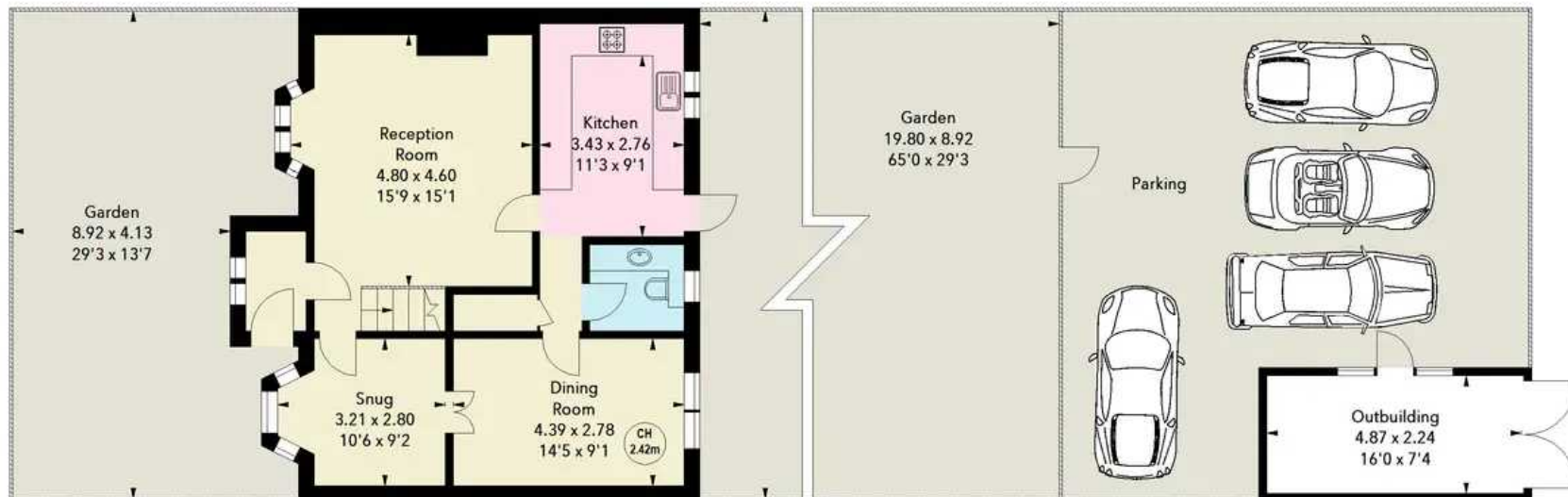


Key :
CH - Ceiling Height



First Floor

Approx. 61.13 sq m / 658 sq ft



Ground Floor

Approx. 65.12 sq m / 701 sq ft

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

Entrance Lobby

Door giving access to:

Living Room

15' 9" x 15' 1" (4.80m x 4.60m)

With double glazed bay window to front aspect, radiator, feature fireplace, stairs rising to first floor landing, door to kitchen and door to:

Sung

10' 6" x 9' 2" (3.20m x 2.79m)

With double glazed bay window to front aspect, radiator, double doors to:

Dining Room

14' 5" x 9' 1" (4.39m x 2.77m)

With double glazed doors opening onto the rear garden, radiator, wood flooring, door to:

Refitted Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

With double glazed window and door onto 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 oven with hob and extractor over, integrated appliances, tiled splash back area, tiled flooring, radiator, door to:

Utility/Downstairs WC

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising dual flush wc and inset wash hand basin, storage units, appliance space, wood effect flooring, radiator.

First Floor Landing

With doors to:



Bedroom One

15' 5" x 13' 3" (4.70m x 4.04m)

With double glazed window to front aspect, radiator, comprehensively fitted with a range of bedroom furniture, together with a built in storage cupboard.

Bedroom Two

13' 0" x 9' 3" (3.96m x 2.82m)

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

Bedroom Three

12' 2" x 9' 2" (3.71m x 2.79m)

Dual aspect with double glazed windows to rear and side aspect, radiator.

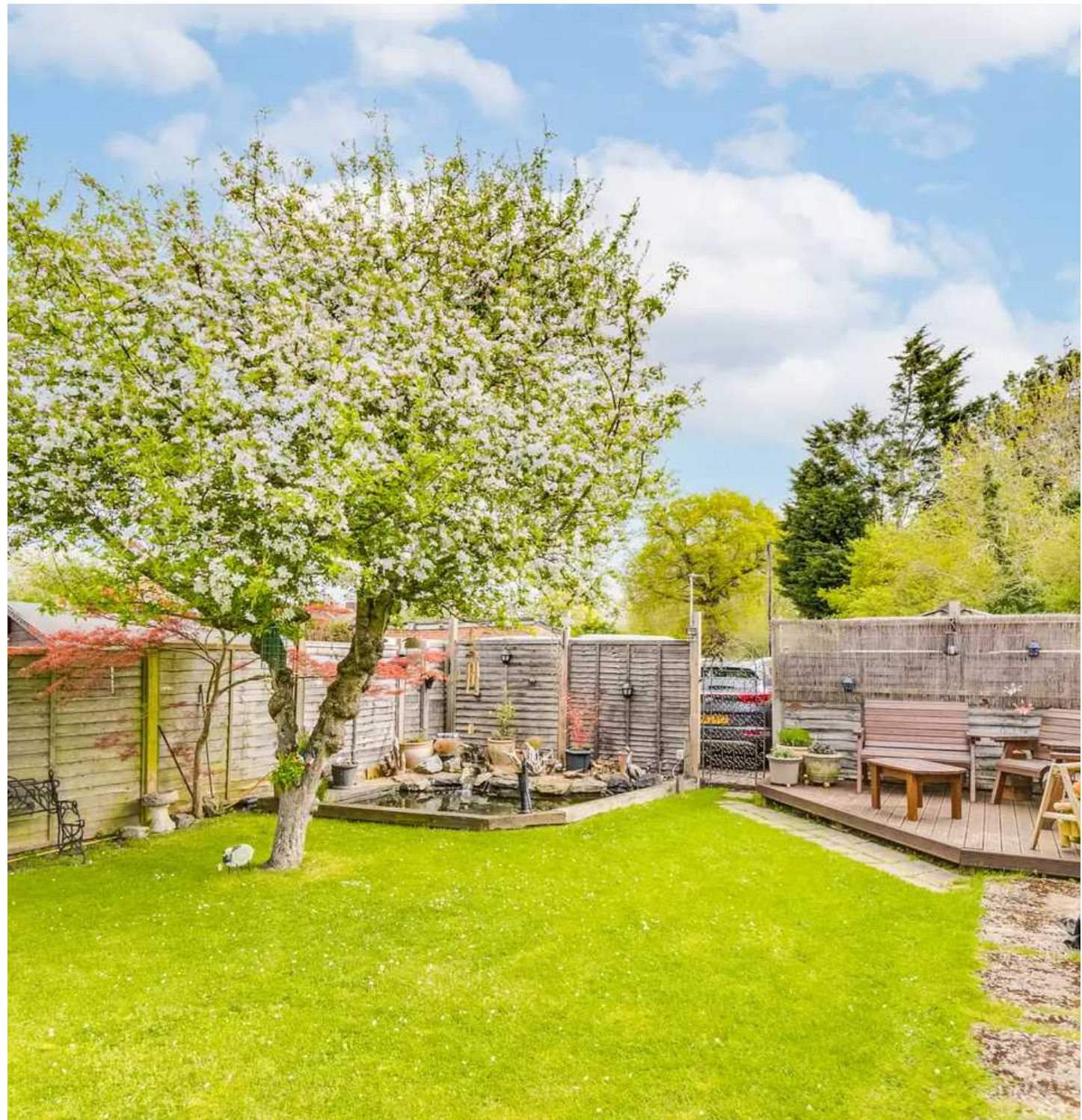
Bedroom Four

9' 11" x 6' 0" (3.02m x 1.83m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, heated towel rail.





GARDEN

The front of the property offers an attractive low maintenance front garden. The property offers an excellent family-friendly rear garden commencing with a paved patio area leading to an area laid to lawn with rear access to the off street parking for 4 vehicles.

DRIVEWAY

4 Parking Spaces







Elliot Heath Estate Agents

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