



**Elliot Heath**  
ESTATE AGENTS

79 Windmill Way, Much Hadham  
Guide Price £425,000

# 79 Windmill Way

Much Hadham, Much Hadham

Immaculate 3-bed end of terrace in Much Hadham. Living room, dining room, kitchen, conservatory, wc. Refitted bathroom. Low maintenance front, good size rear garden. Village amenities, short drive to Bishop's Stortford and Ware. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

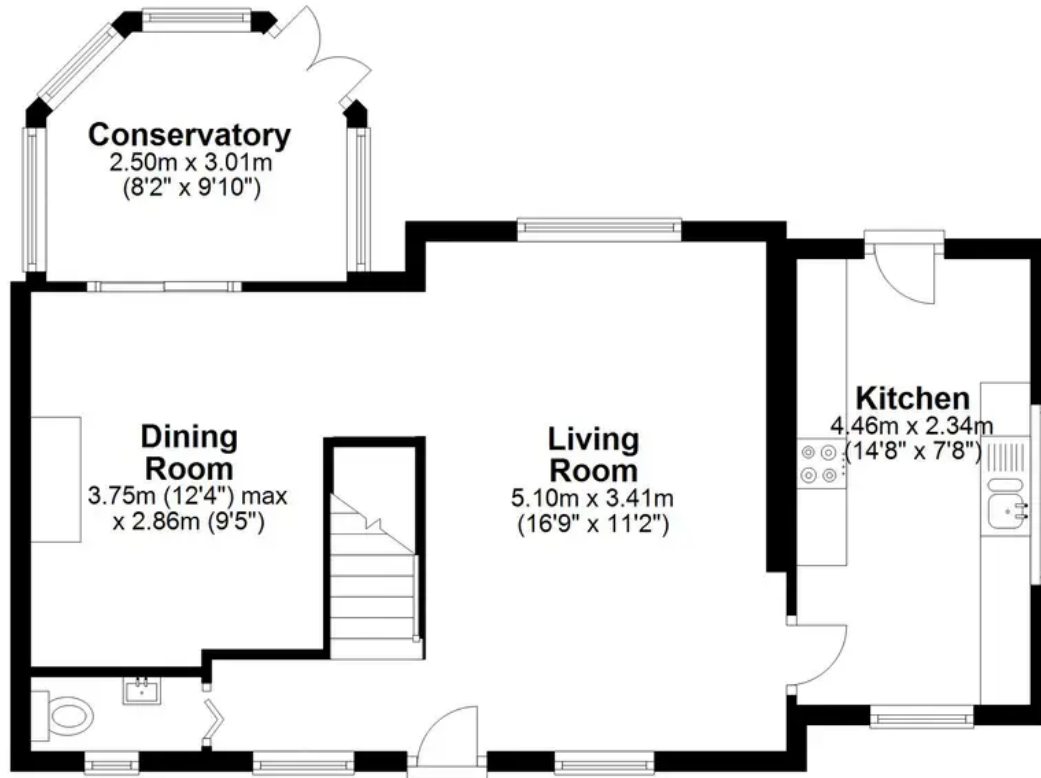
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



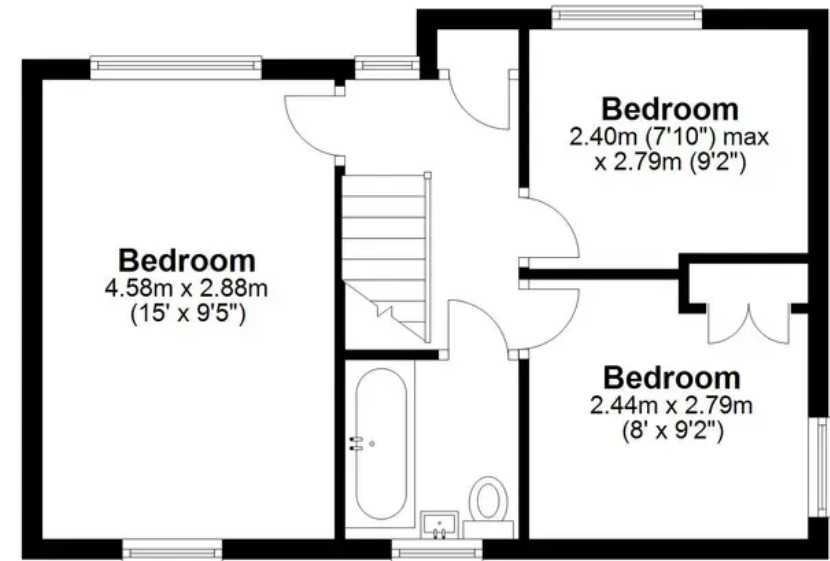
## Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Accommodation

Front entrance door giving access to:

### Living Room

16' 9" x 11' 2" (5.11m x 3.40m)

Dual aspect with double glazed windows to front and rear aspect, stairs rising to first floor landing, radiator, wood effect flooring, door to kitchen open to dining room and door to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, radiator, wood effect flooring, tiled walls.

### Kitchen

14' 8" x 7' 8" (4.47m x 2.34m)

Triple aspect with double glazed windows to front and side aspect and double glazed door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wood effect flooring, radiator.

### Dining Room

12' 4" x 9' 5" (3.76m x 2.87m)

With radiator, wood effect flooring, feature fireplace, sliding patio doors to:

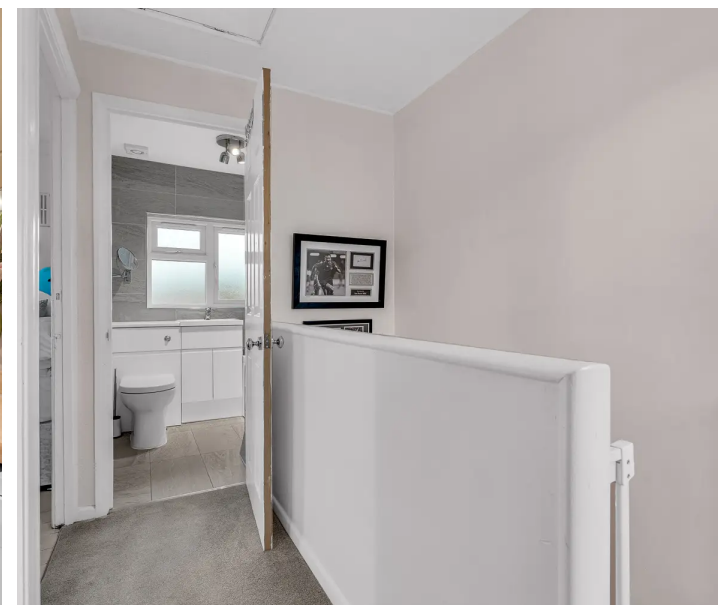
### Conservatory

8' 2" x 9' 10" (2.49m x 3.00m)

Of double glazed construction, wood effect flooring, double doors opening onto the rear garden.

### First Floor Landing

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



**Bedroom One**

15' 0" x 9' 5" (4.57m x 2.87m)

Dual aspect with double glazed windows to front and rear aspect, radiator, wood flooring.

**Bedroom Two**

8' 0" x 9' 2" (2.44m x 2.79m)

With double glazed window to side aspect, radiator, built in wardrobe cupboard, wood flooring.

**Bedroom Three**

7' 10" x 9' 2" (2.39m x 2.79m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with digital power shower over, concealed cistern wc, vanity unit with inset wash hand basin, tiled walls, tiled flooring, radiator.





### FRONT GARDEN

To the front the property benefits from a low maintenance frontage that is paved with gated access to the rear garden.

### REAR GARDEN

The rear garden is of an extremely good size and laid to lawn with paved patio seating areas and large timber garden shed.





## Elliot Heath Estate Agents

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