



Elliot Heath
ESTATE AGENTS

29 Cambridge Road, Wadesmill
Guide Price **£525,000**

29 Cambridge Road

Wadesmill, Ware

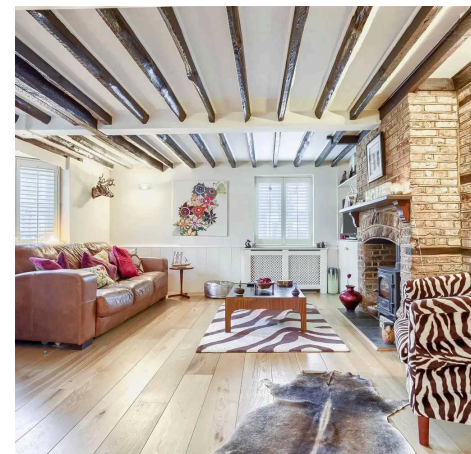
Beautiful 3-bed semi-detached home in sought-after village with period features. Stunning countryside views, open plan living/dining, farmhouse kitchen, vaulted ceiling in main bedroom. Large westerly garden with home office. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



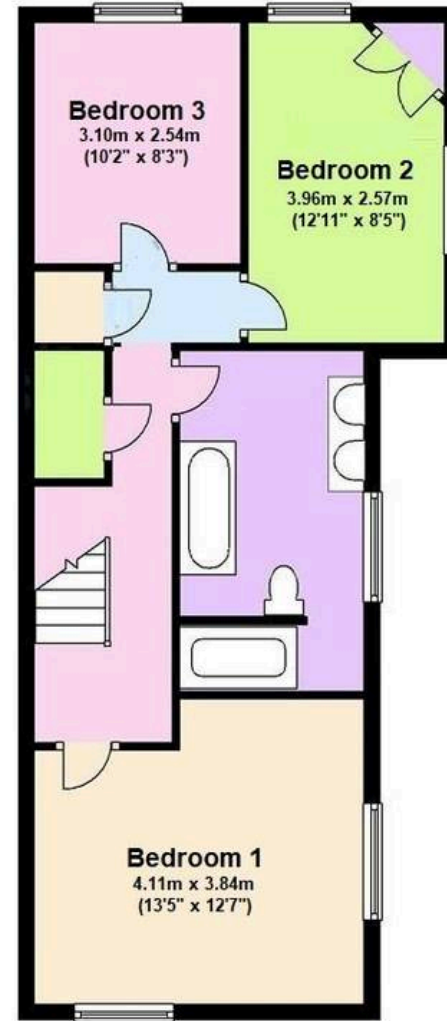
Ground Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Outbuilding

Approx. 9.02 sq. metres (97.1 sq. feet)



Total area: approx. 115.3 sq metres (1241.6 sq. feet)

Accommodation

Front entrance door giving access to:

Living/Dining Room

22' 11" x 13' 5" (6.99m x 4.09m)

With two double glazed bay windows to front aspect and double glazed window to side aspect with fitted shutters, two radiators, fireplace with wood burning stove, panelling to walls. exposed timbers and brick work, Oak wood flooring, stairs rising to first floor landing, under stairs storage cupboard, alcove storage cupboards, door to:

Kitchen/Breakfast Room

13' 8" x 13' 1" (4.17m x 3.99m)

With double glazed windows to front and side aspect with fitted shutters and door giving access to outside. Fitted with a range of wall and base storage units with Oak work surfaces over incorporating a Butler style sink and drainer unit, integrated appliances, large island unit, tiled splash back areas, built in storage cupboard, tiled flooring, underfloor heating, radiator, exposed timbers, door to:

Inner Lobby

Door to:

Downstairs WC

Fitted with a suite comprising dual flush wc and wash hand basin.

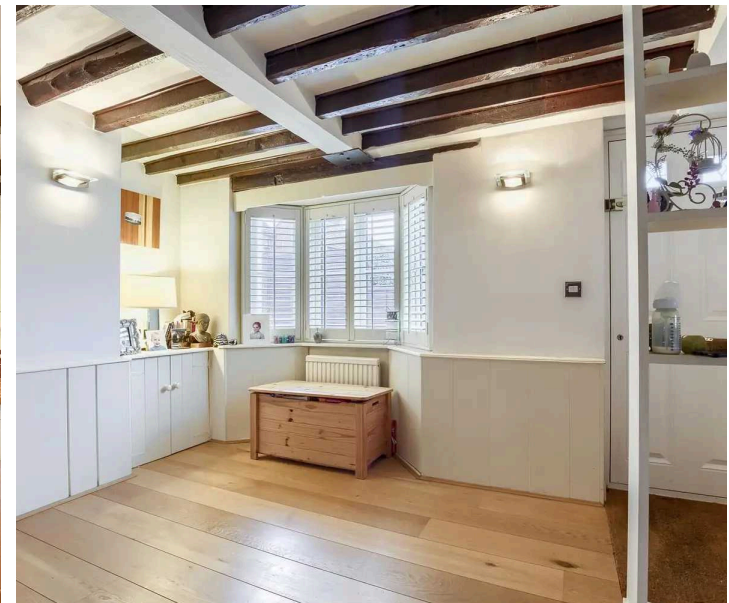
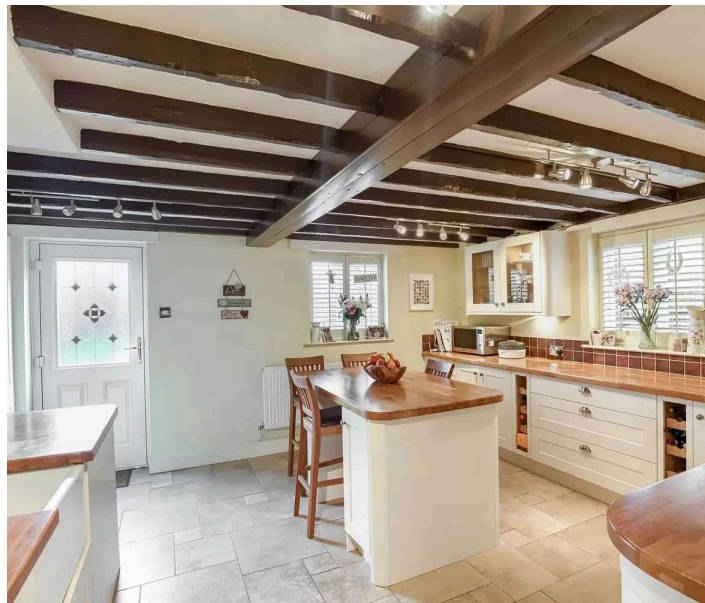
First Floor Landing

With two built in storage cupboards, exposed timbers, loft access, doors to:

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m)

Dual aspect with double glazed windows to front and side aspect with fitted shutters, radiator, vaulted ceiling, exposed timbers, fitted wardrobe cupboards.



Bedroom Two

12' 11" x 8' 5" (3.94m x 2.57m)

Dual aspect with double glazed windows to front and side aspect with fitted shutters, radiator, fitted wardrobe cupboard, exposed timbers.

Bedroom Three

10' 2" x 8' 3" (3.10m x 2.51m)

With double glazed window to side aspect with fitted shutters, radiator, exposed timbers.

Bathroom

With double glazed window to front aspect with fitted shutters. Fitted with a suite freestanding bath, walk in shower cubicle, concealed cistern wc, vanity unit with his and hers wash hand basins, two chrome heated towel rails, tiled splash back areas, tiled flooring with under floor heating.

Home Office

11' 1" x 8' 9" (3.38m x 2.67m)

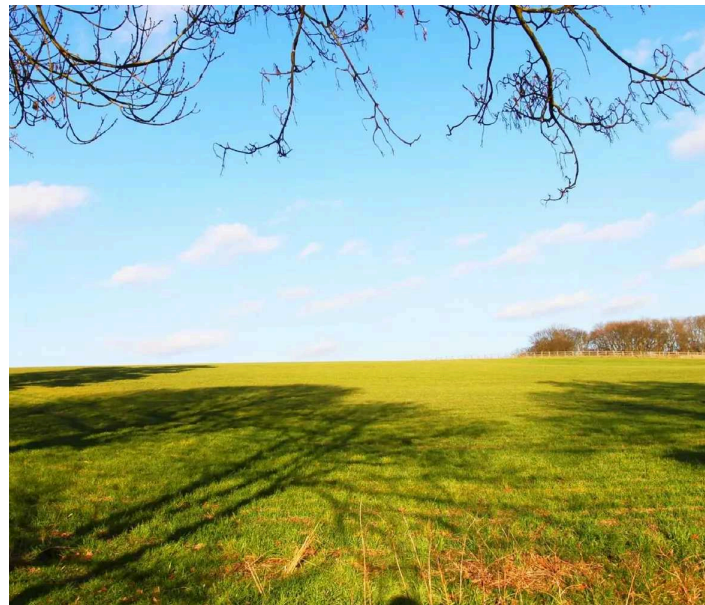
With double glazed windows to front and rear aspect, power and light connected.

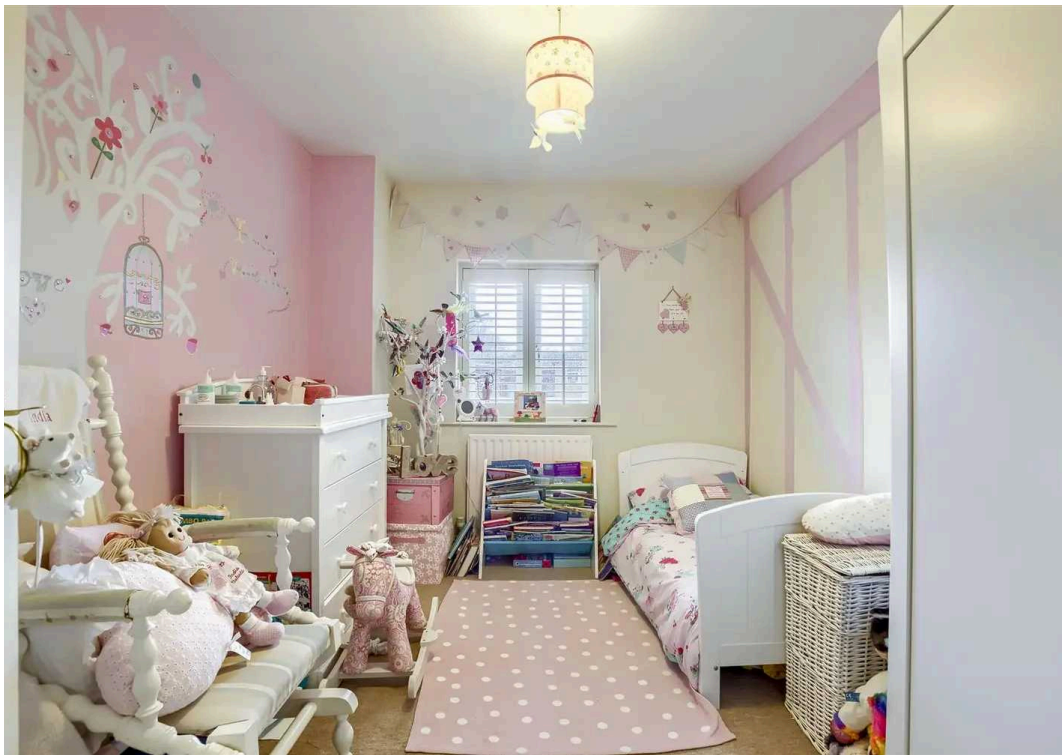




GARDEN

The west-facing rear garden is divided into two sections; the first section is about 35ft deep and is enclosed. The neatly landscaped and larger garden has a useful storage shed and a large outbuilding that currently serves as a home office.







Elliot Heath Estate Agents

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