



**Elliot Heath**  
ESTATE AGENTS

**12 Greenhills, Ware**  
Guide Price £725,000

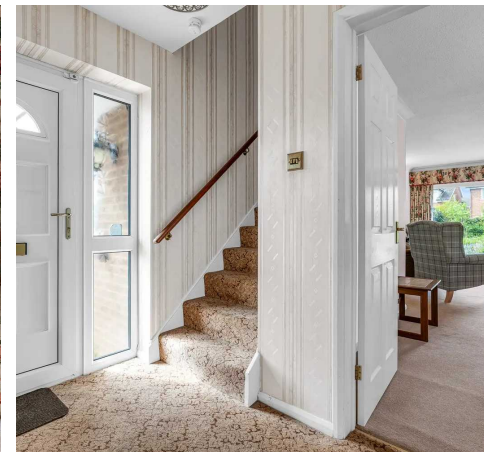
# 12 Greenhills

Ware, Ware

Spacious 4-bed detached family home in quiet cul de sac location on Old Vicarage development. Needs modernisation. 3 reception rooms, fitted kitchen, 4 bedrooms, ensuite, family bathroom. Driveway, double garage, private rear garden, potential to extend. Close to amenities and railway station.

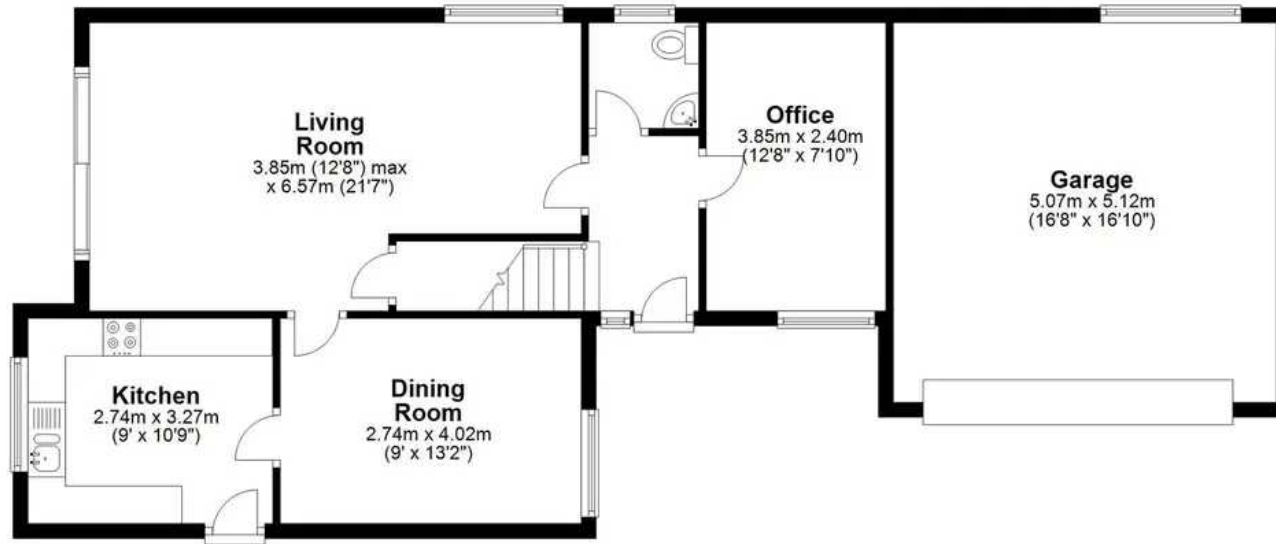
Council Tax band: F

Tenure: Freehold



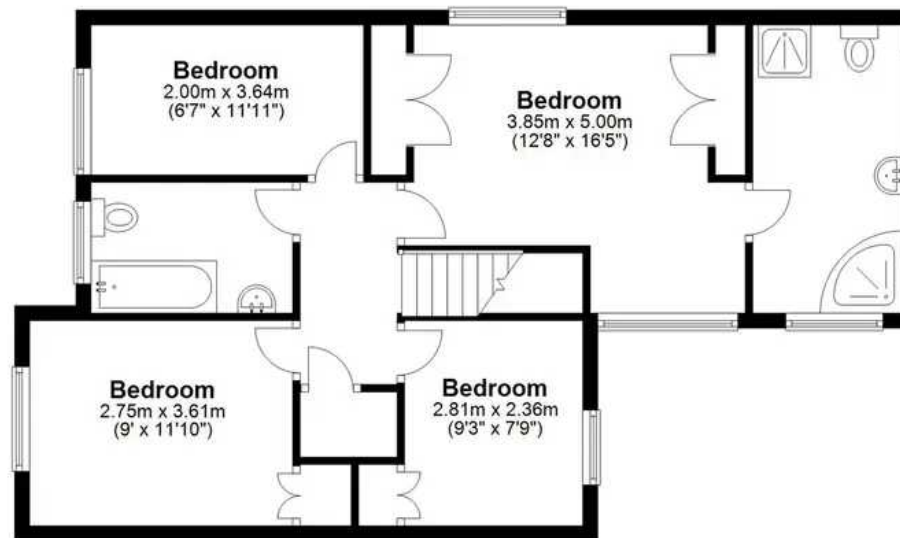
### Ground Floor

Approx. 88.2 sq. metres (949.5 sq. feet)



### First Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



Total area: approx. 151.2 sq. metres (1627.2 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)

### Entrance Hall

With double glazed window to front aspect, stairs to first floor landing, doors to:

### Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, radiator.

### Office

12' 8" x 7' 10" (3.86m x 2.39m)

With double glazed window to front aspect, radiator.

### Living Room

12' 8" x 21' 7" (3.86m x 6.58m)

Dual aspect with double glazed window to rear aspect and sliding patio doors to the rear garden, radiator, built in storage cupboard, door to:

### Dining Room

9' 0" x 13' 1" (2.74m x 3.99m)

With double glazed window to front aspect, radiator, door to:

### Kitchen

9' 0" x 10' 9" (2.74m x 3.28m)

With double glazed window overlooking the garden and door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven gas hob with extractor over, integrated appliances, tiled splash back areas, wood effect flooring.

### First Floor Landing

With built in storage cupboard and doors to:

### Bedroom One

12' 8" x 16' 5" (3.86m x 5.00m)

Dual aspect with double glazed windows to front and rear aspect, radiator, two sets of fitted wardrobe cupboards, door to:



**En Suite Bathroom**

Dual aspect with double glazed windows to front and side aspect. Fitted with a suite comprising corner bath, separate shower cubicle, pedestal wash hand basin, low flush wc, tiled walls, wood effect flooring, radiator.

**Bedroom Two**

9' 0" x 11' 10" (2.74m x 3.61m)

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

**Bedroom Three**

9' 3" x 7' 9" (2.82m x 2.36m)

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

**Bedroom Four**

6' 7" x 11' 11" (2.01m x 3.63m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled walls, wood effect flooring, radiator.





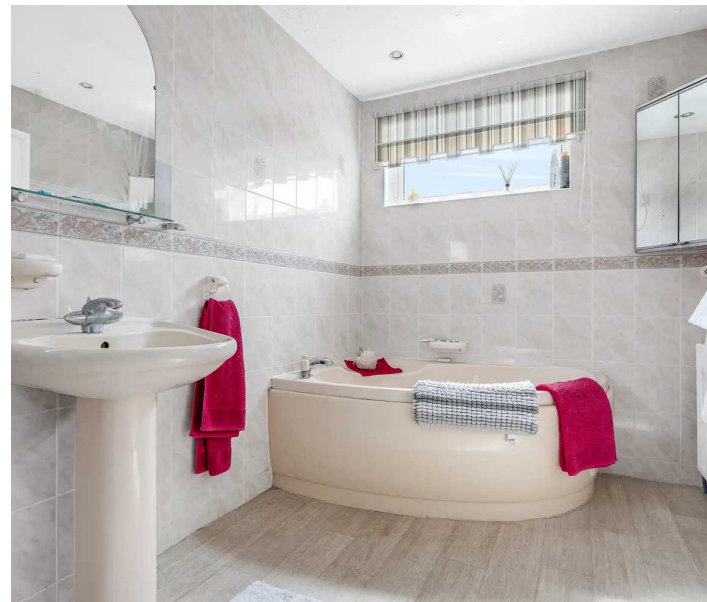
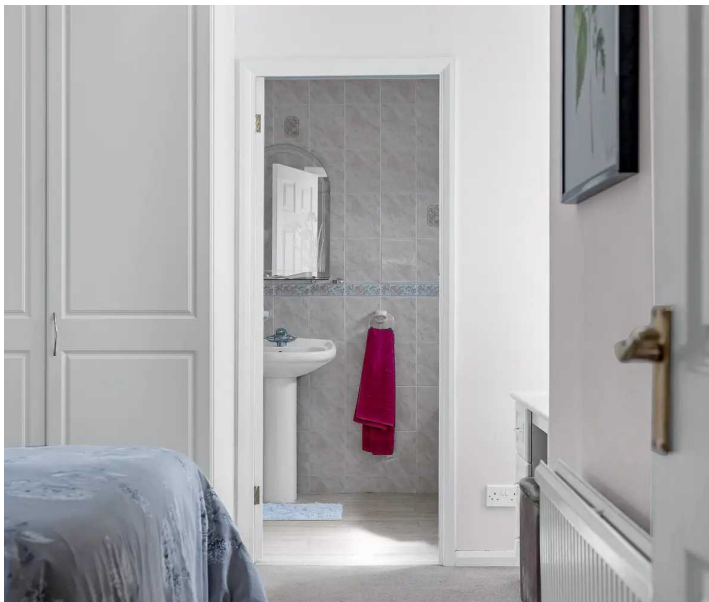
## REAR GARDEN

The generous rear garden is heavily stocked with mature shrubs and plants with the remainder laid to lawn and patio seating area.

## GARAGE

5 Parking Spaces

The property benefits from a generous frontage providing off street parking for numerous vehicles, gated access to the rear garden and access to the attached double garage with up and over door to front aspect and window to rear aspect.







## Elliot Heath Estate Agents

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