



**Elliot Heath**  
ESTATE AGENTS

**21 Brocket Meadows, Ware**

Guide Price **£650,000**

# 21 Brocket Meadows

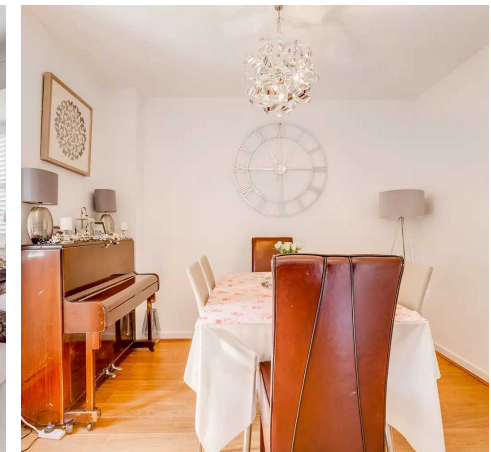
Ware, Ware

Luxurious four bed family home with two receptions, kitchen/breakfast room, dining room, en-suites, family bathroom, driveway, garage, rear garden, patio. In a quiet cul-de-sac near shops, restaurants, schools, and Ware station. Call 01920 293333 to view. Council Tax band: E

Tenure: Freehold

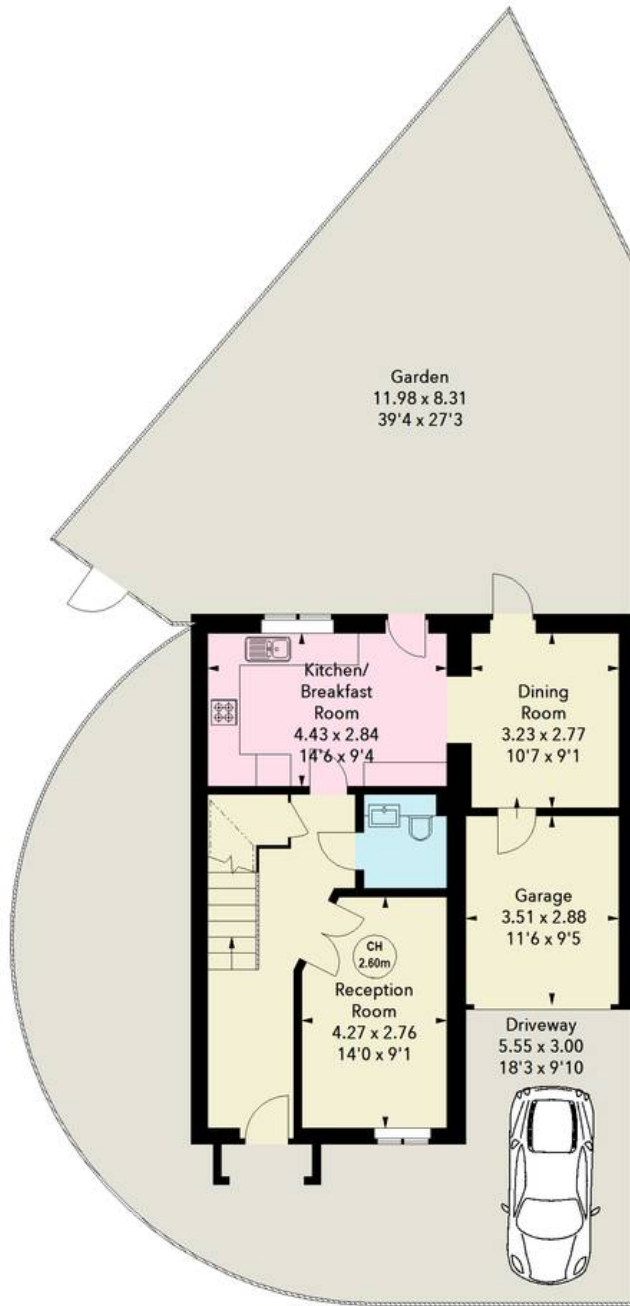
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



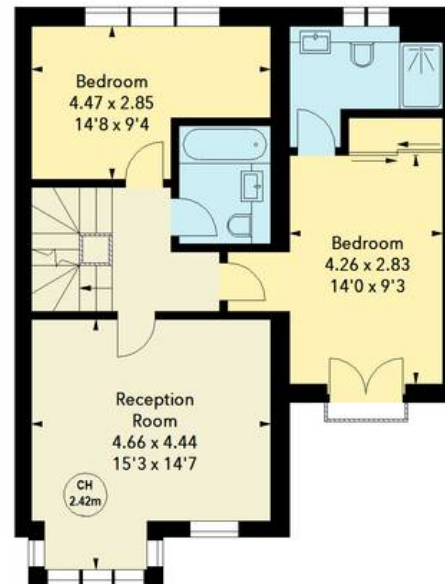
# Brocket Meadows, SG12

Approximate Area = 168.80 sq m / 1817 sq ft

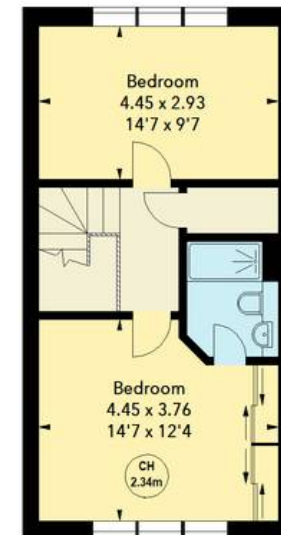


**Ground Floor**  
Approx. 63.64 sq m / 685 sq ft

Key :  
CH - Ceiling Height



**First Floor**  
Approx. 64.19 sq m / 691 sq ft



**Second Floor**  
Approx. 40.97 sq m / 441 sq ft

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

### Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, wood flooring, radiator, doors to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, radiator.

### Reception Room

14' 0" x 9' 1" (4.27m x 2.77m)

With double glazed window with fitted shutters to front aspect, radiator, wood flooring.

### Kitchen/Breakfast Room

14' 6" x 9' 4" (4.42m x 2.84m)

With double glazed window and door giving access to the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, built in double oven with gas hob and extractor over, integrated appliances, tiled flooring, radiator, open to:

### Dining room

10' 7" x 9' 1" (3.23m x 2.77m)

With double glazed door giving access to the rear garden, radiator, wood flooring, door to:

### First Floor Landing

With stairs rising to second floor landing and doors to:

### First Floor Reception Room

15' 3" x 14' 7" (4.65m x 4.45m)

With double glazed box bay windows to front aspect with fitted shutters, radiator.

### Bedroom Four

14' 8" x 9' 4" (4.47m x 2.84m)

With double glazed windows with fitted shutters to rear aspect, radiator.



**Bedroom Two**

14' 0" x 9' 3" (4.27m x 2.82m)

With double glazed doors opening onto the Juliet balcony, radiator, built in wardrobe cupboards with sliding mirrored doors, door to:

**En Suite**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls and flooring.

**Bathroom**

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls and flooring.

**Second Floor Landing**

With built in storage cupboard and doors to:

**Bedroom Three**

14' 7" x 9' 7" (4.45m x 2.92m)

With double glazed windows to rear aspect with fitted shutters, radiator.

**Bedroom One**

14' 7" x 12' 4" (4.45m x 3.76m)

With double glazed windows with fitted shutters to front aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors, door to:

**En Suite Shower Room**

Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls and flooring.





## REAR GARDEN

39' 4" x 27' 3" (11.99m x 8.31m)

The rear garden is beautifully landscaped with a generous patio seating area with the remainder laid to lawn with plant and shrub borders.

## GARAGE

Single Garage

To the front the property benefits from a block paved driveway which in turn gives access to the garage with space for tumble dryer, light and power connected, up and over door, measuring approx. 11' 6" x 9' 5" (3.50m x 2.87m).







## Elliot Heath Estate Agents

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