



Elliot Heath
ESTATE AGENTS

40 Arthur Martin-Leake Way, High Cross

Guide Price £650,000

40 Arthur Martin-Leake Way

High Cross, Ware

Impressive 4-bed detached family home in High Cross village. Flexible layout, modern development. Spacious rooms, en suite, garage, and garden. Easy access to Ware, Hertford, and Buntingford. Must see! Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

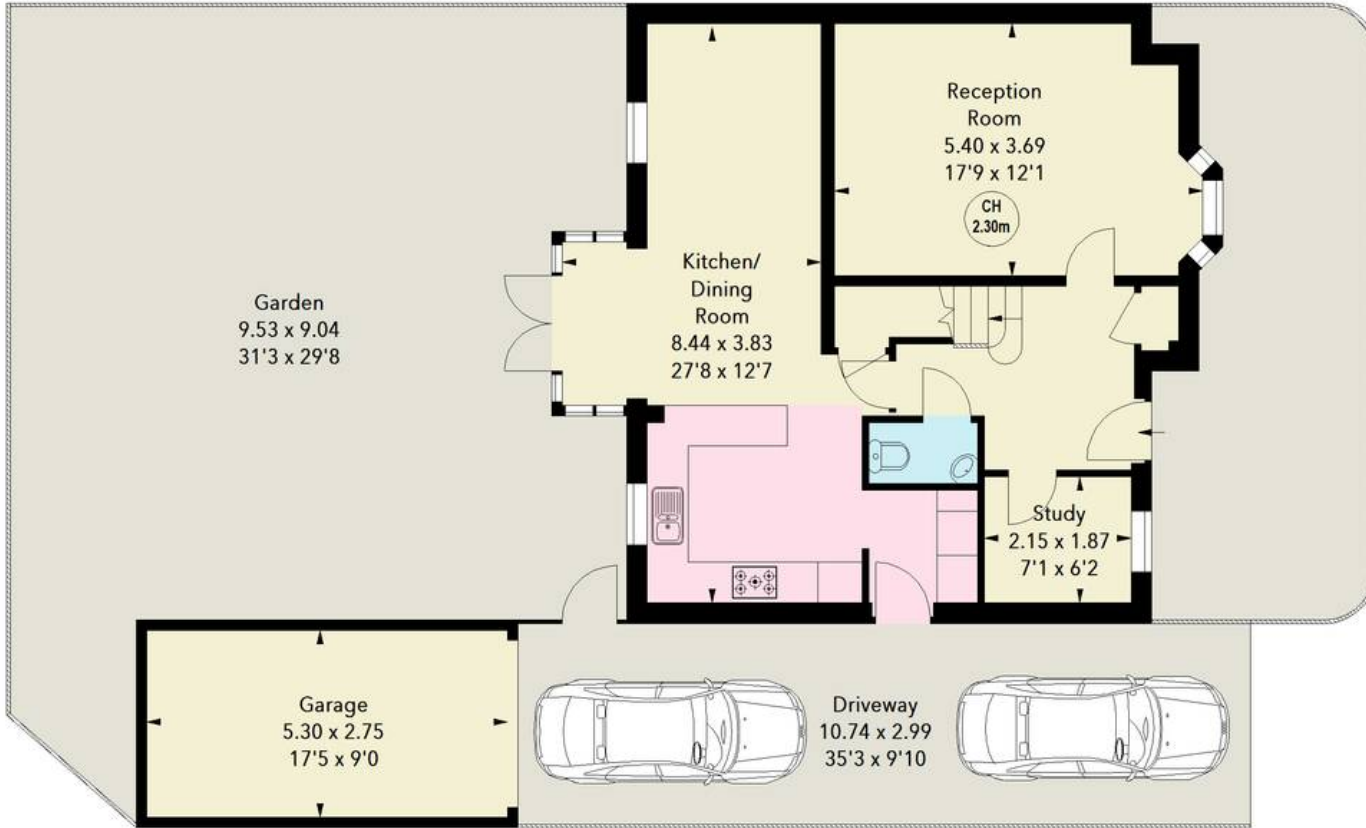


Arthur Martin-Leake Way, SG11

Approximate Area = 145.02 sq m / 1561 sq ft
(Including Garage)

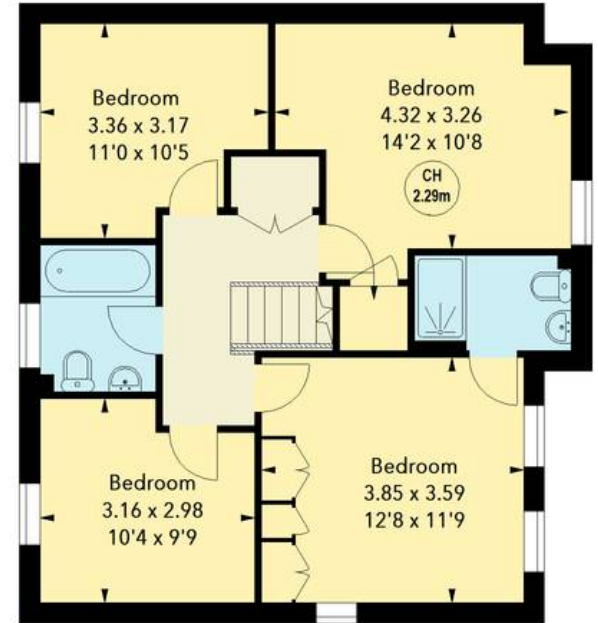
Garage = 14.59 sq m / 157 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 67.17 sq m / 723 sq ft



First Floor

Approx. 63.26 sq m / 681 sq ft

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

Generous Reception Room

With stairs rising to first floor landing, two built in storage cupboards, radiator, doors to:

Downstairs WC

Fitted with a suite comprising wc, wash hand basin, radiator.

Study

7' 1" x 6' 2" (2.16m x 1.88m)

With double glazed window to front aspect, radiator, wood effect flooring.

Reception Room

17' 9" x 12' 1" (5.41m x 3.68m)

With double glazed bay window to front aspect, two radiators, built in storage unit.

Kitchen/Dining Room

28' 7" x 12' 7" (8.71m x 3.83m)

With double glazed windows and doors overlooking the rear garden and door to side access. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven with hob and extractor over, integrated appliances, space and plumbing for washing machine, wall mounted boiler, two radiator, tiled flooring.

First Floor Landing

With large built in storage cupboard, radiator, doors to:

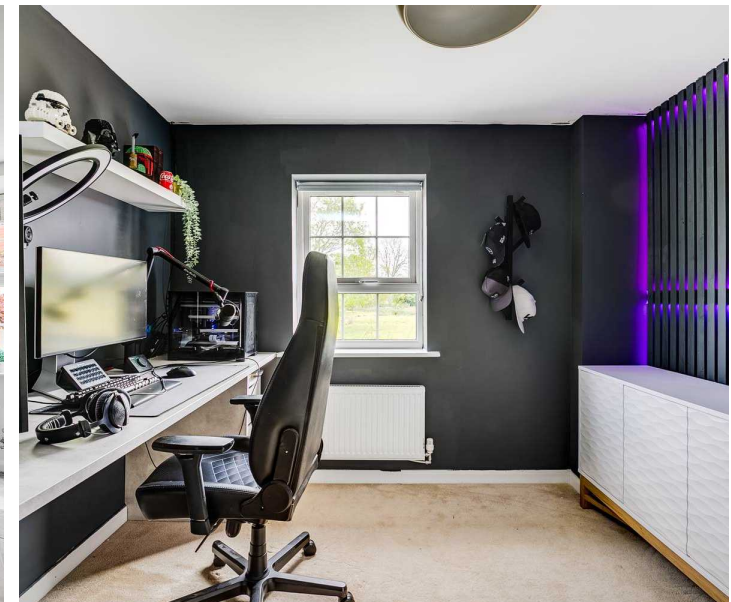
Bedroom One

12' 8" x 11' 9" (3.86m x 3.58m)

Dual aspect with double glazed windows to front and side aspect, radiator, built in wardrobe cupboards, door to:

En Suite Shower Room

Fitted with a suite comprising walk in shower cubicle, concealed cistern wc, inset wash hand basin, tiled splash back areas, tiled flooring, vertical radiator.



Bedroom Two

14' 2" x 10' 8" (4.31m x 3.25m)

With double glazed window to front aspect, radiator.

Bedroom Three

11' 0" x 10' 5" (3.35m x 3.17m)

With double glazed window to rear aspect, radiator.

Bedroom Four

10' 4" x 9' 9" (3.15m x 2.97m)

With double glazed window to rear aspect, radiator.

Family Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

To the front the property benefits from an attractive landscaped garden.

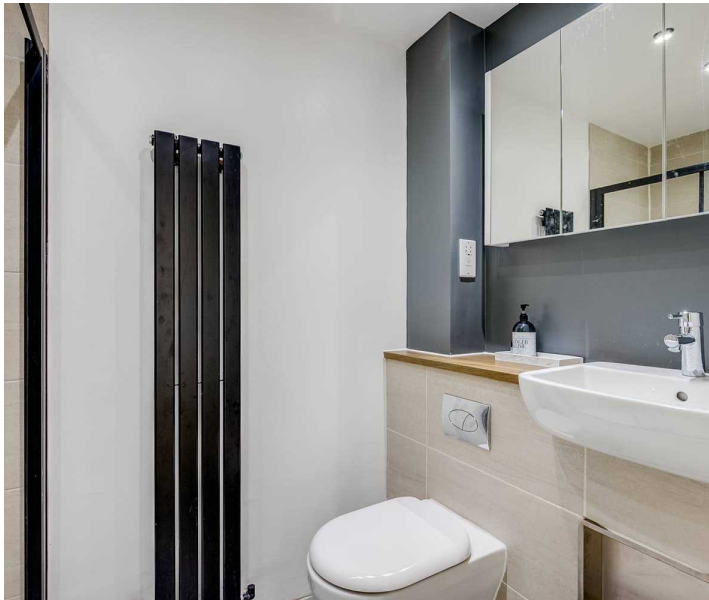
REAR GARDEN

The rear garden is predominantly laid to lawn with raised bed borders and paved patio seating area. Gated access to the front.

GARAGE

Triple Garage

Block paved driveway which in turn leads to a detached garage measuring approximately 17'5 x 9'0 (5.30 x 2.75).







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk