



**Elliot Heath**  
ESTATE AGENTS

**77 High Oak Road, WARE**  
Offers Over **£400,000**



# 77 High Oak Road

WARE, Ware

A charming Victorian home in Ware with stylish and balanced accommodation. Features cosy living room with fireplace, open dining room, 15'0 main bedroom, low maintenance gardens, and west-facing rear garden. Close to town amenities and train station. Contact Elliot Heath on 01920 293333. Council Tax band: D

Tenure: Freehold

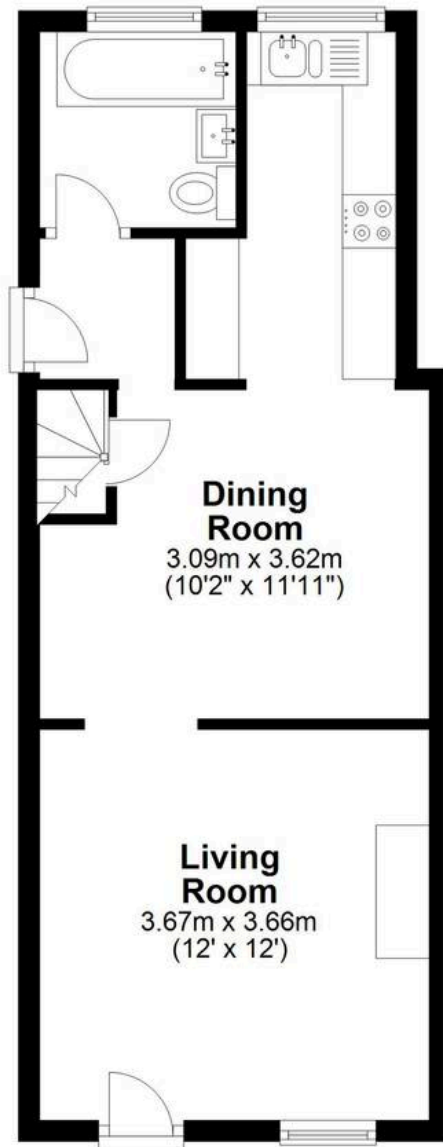
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



## First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 71.2 sq. metres (766.2 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)



## Accommodation

Front entrance door to:

### Living Room

12' 0" x 12' 0" (3.67m x 3.66m)

With double glazed sash window to front aspect with fitted shutters, attractive fireplace with wood burning stove, fitted storage units and shelving to alcoves, Victorian style radiator, wood flooring, open to:

### Dining Room

10' 2" x 11' 11" (3.09m x 3.62m)

With the stairs to the first floor landing neatly tucked away and accessed by a latched panelled door, built in storage cupboard, Victorian style radiator, wood flooring, open to rear lobby and open to:

### Kitchen

11' 4" x 6' 5" (3.45m x 1.95m)

With double glazed sash window to rear aspect and skylight window. Fitted with a range of wall and base storage units with Oak work surfaces over incorporating a sink and drainer unit, space for cooker with extractor over, appliance space, tiled splash back areas, wood flooring.

### Rear Lobby

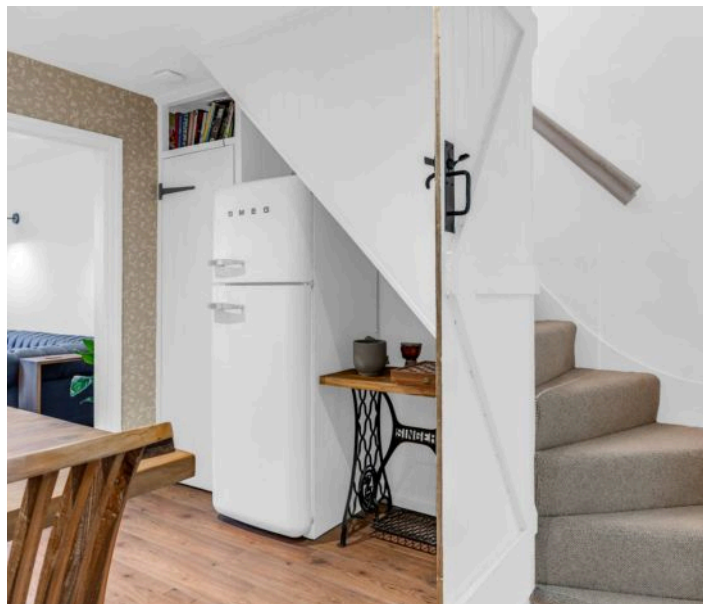
Accessed from the dining room, with a door to the rear garden and door to:

### Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, wash hand basin, concealed cistern wc, mirror front storage cabinets, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With doors to:





**Bedroom One**

11' 11" x 15' 10" (3.63m x 4.82m)

One of the features of this Victorian home is the unusually spacious main bedroom, with two double glazed sash windows to front aspect both with fitted shutters, two radiators, feature fireplace.

**Bedroom Two**

10' 2" x 8' 11" (3.09m x 2.73m)

With double glazed sash window to rear aspect with fitted shutters, radiator, large built in storage/airing cupboard that houses the combi boiler that serves the heating system and hot-water.

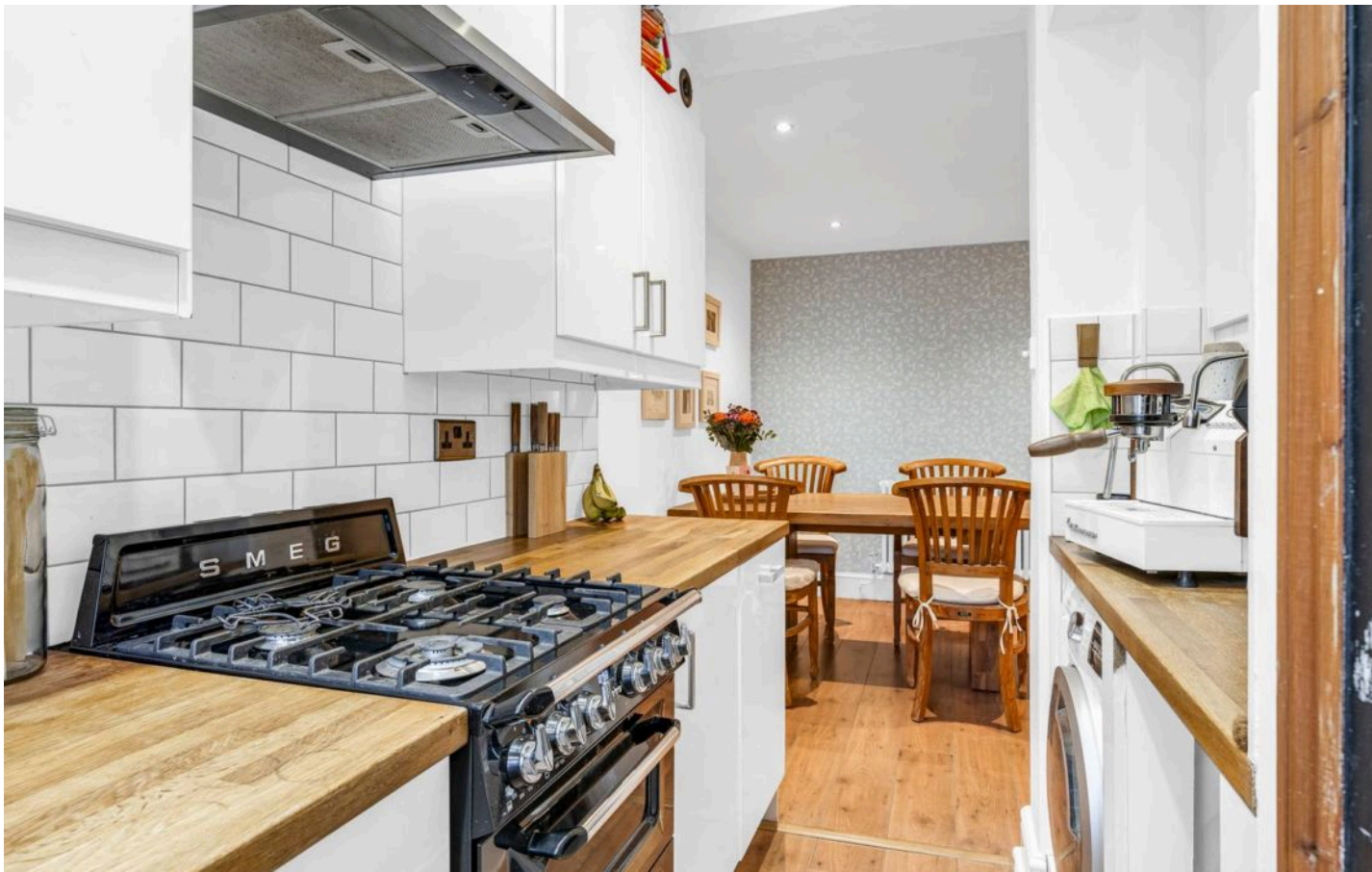
**Bedroom Three**

10' 9" x 5' 9" (3.28m x 1.76m)

This room is accessed via the second bedroom and could lend its self to a number of uses as either a independent bedroom or dressing room/ playroom. With double glazed sash window to rear aspect, radiator.







#### **FRONT GARDEN**

The property benefits from a front garden laid with paving and shingle with mature shrubs, there is gated access via a gated archway to the rear garden.

#### **REAR GARDEN**

The rear garden has been attractively landscaped with block paving and raised well established flowerbeds. Timber garden shed.











## Elliot Heath Estate Agents

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