



**Elliot Heath**  
ESTATE AGENTS

**13 The Hyde, Ware**  
Guide Price £750,000



# 13 The Hyde

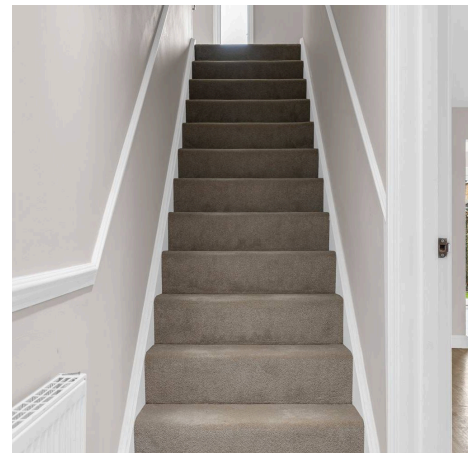
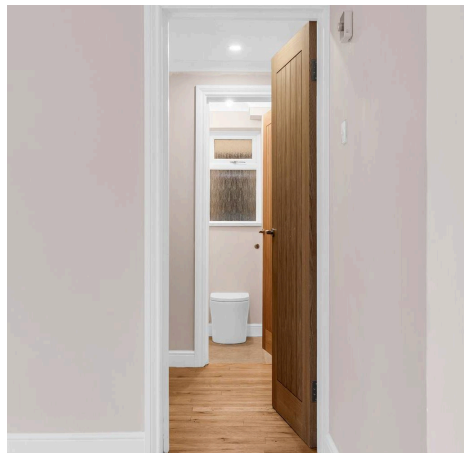
Ware, Ware

Beautifully refurbished 4-bed detached home in Ware, with open-plan living, integrated kitchen, en suite, and private garden. Near town amenities and train station. Call Elliot Heath on 01920293333.  
Council Tax band: F

Tenure: Freehold

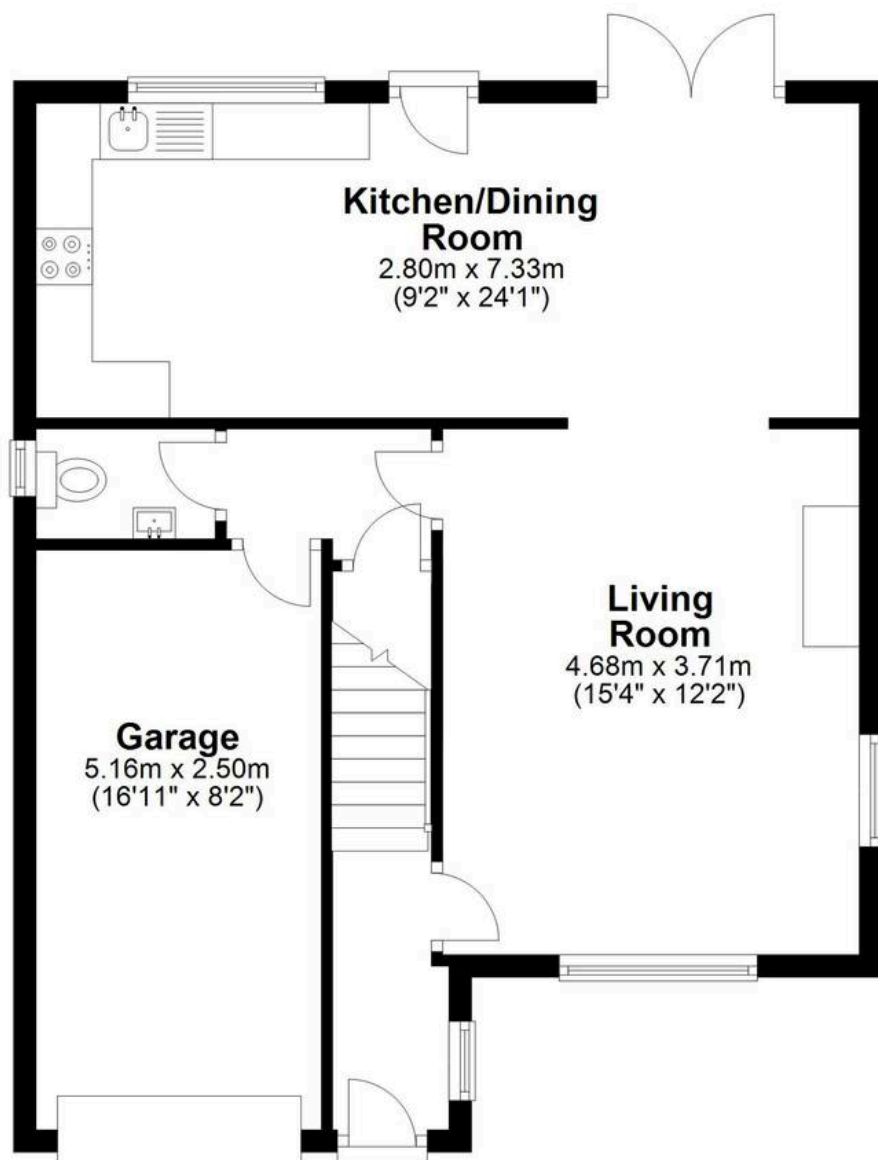
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



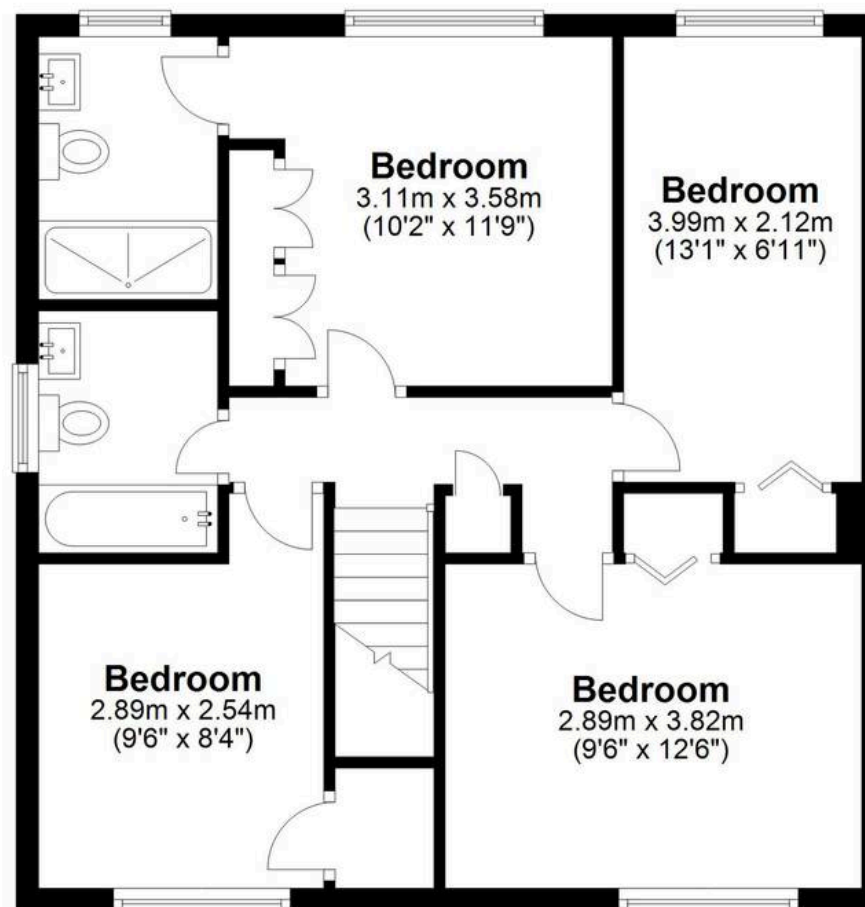
## Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.2 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 side aspect, wood flooring, radiator, stairs rising to first floor landing, door to:

**Living Room**

15' 4" x 12' 2" (4.68m x 3.71m)

With double glazed windows to front and side aspect, radiator, attractive fireplace, wood flooring, open the kitchen/dining room, door to:

**Rear Lobby**

With wood flooring, built in understairs storage cupboard, door to garage and door to:

**Downstairs WC**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, wash hand basin, tiled flooring, radiator.

**Kitchen/Dining Room**

9' 2" x 24' 1" (2.80m x 7.33m)

**Dining Room**

With double glazed double doors opening onto the rear garden, radiator, tiled flooring, open to:

**Refitted Kitchen**

With double glazed door and window to the rear garden. Refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring.

**First Floor Landing**

With loft access, built in storage cupboard, doors to:

**Bedroom One**

10' 2" x 11' 9" (3.11m x 3.58m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, door to:



**Refitted En Suite Shower Room**

With double glazed window to rear aspect with obscure glass. Refitted with a suite comprising large walk in shower room, concealed cistern wc, wall hung wash hand basin, Tiled splash back areas, tiled flooring, chrome heated towel rail.

**Bedroom Two**

9' 6" x 12' 6" (2.89m x 3.82m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard.

**Bedroom Three**

13' 1" x 6' 11" (3.99m x 2.12m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

**Bedroom Four**

9' 6" x 8' 4" (2.89m x 2.54m)

With double glazed window to front aspect, radiator, built in storage cupboard.

**Refitted Bathroom**

With double glazed window to side aspect with obscure glass. Refitted with a suite comprising panel enclosed bath, concealed cistern wc, wall hung wc, tiled splash back areas, tiled flooring, chrome heated towel rail.







## FRONT GARDEN

The front garden is laid to lawn with mature hedges and shrubs, gated access to the rear garden.

## REAR GARDEN

The rear garden benefits from a patio seating area leading to the lawn with planted borders, timber garden shed, gated access to the front.

## DRIVEWAY

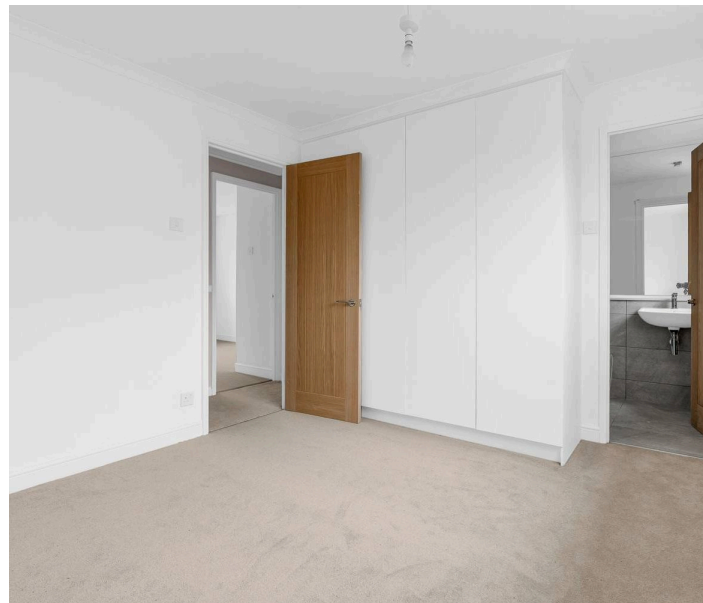
1 Parking Space

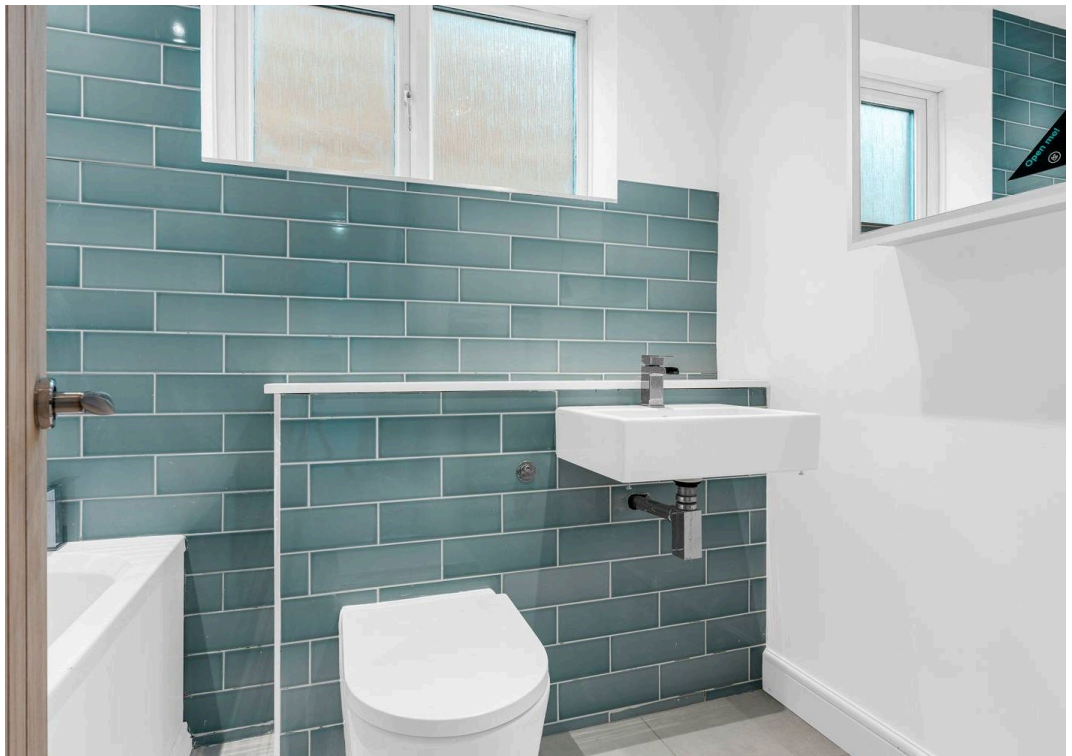
Driveway providing off street parking.

## GARAGE

Single Garage

Integral garage measuring approximately 5.16 x 2.50 (16'11 x 8'2) with roller door to front aspect and personnel door giving access to the rear lobby, power and light connected.









## Elliot Heath Estate Agents

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