



Elliot Heath
ESTATE AGENTS

1 Rushfield Road, WARE
Guide Price £700,000

1 Rushfield Road

WARE, Ware

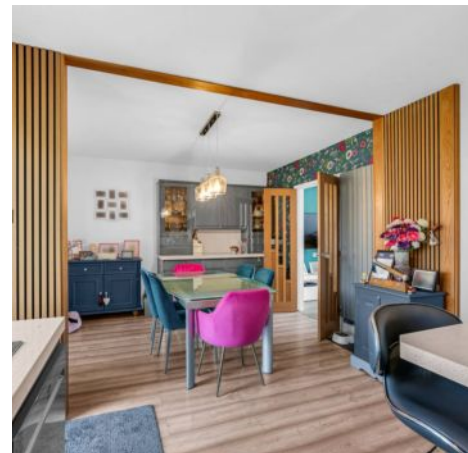
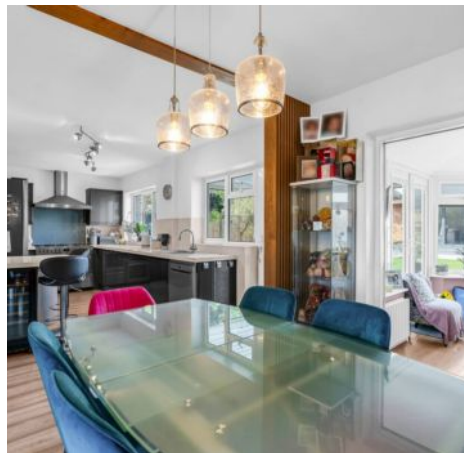
Extended 4-bed family home with ample living space and stunning garden room. Walking distance of local schools, off-street parking, garage, and landscaped garden. Easy commute from Ware to London.

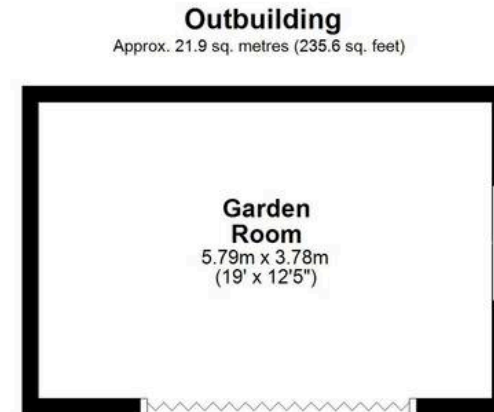
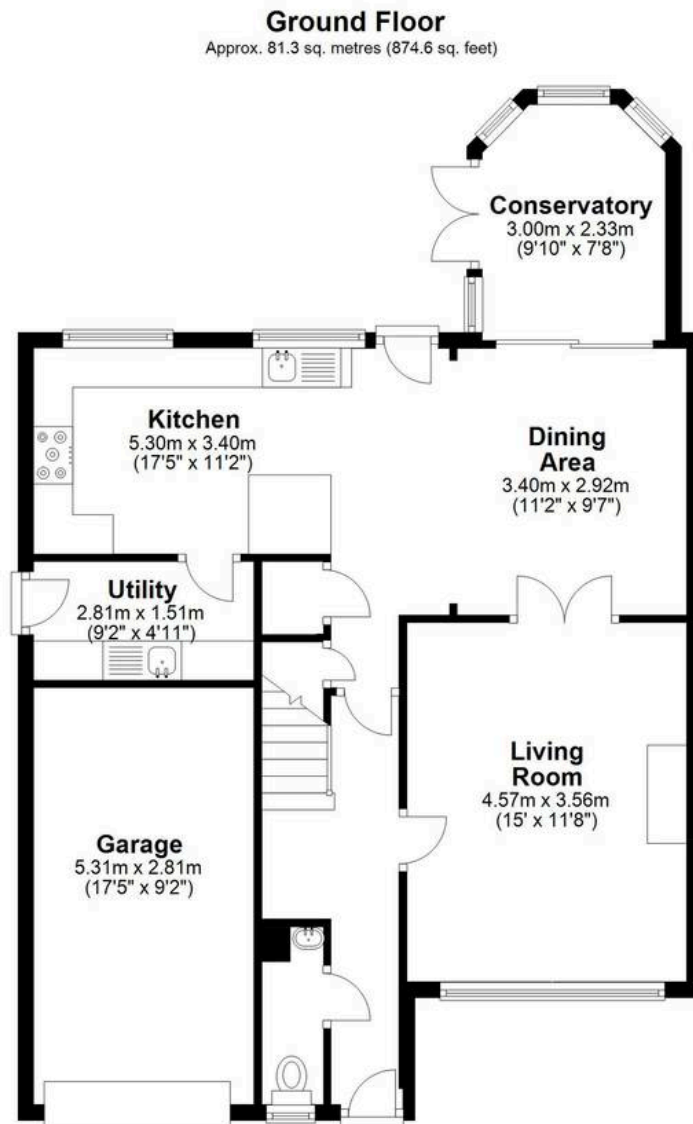
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Total area: approx. 166.5 sq. metres (1792.4 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

Entrance Hall

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

Downstairs WC

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

Living Room

15' 0" x 11' 8" (4.57m x 3.56m)

With double glazed window to front aspect, radiator, wood flooring, fireplace housing wood burning stove, double doors to:

Dining Area

11' 2" x 9' 7" (3.40m x 2.92m)

With attractive fitted dresser units, vertical radiator, wood effect flooring, double glazed sliding doors to the conservatory, open to:

Kitchen

17' 5" x 11' 2" (5.30m x 3.40m)

With two double glazed windows and double glazed door onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for American fridge/freezer, space for range style cooker, appliance space, breakfast bar, wood flooring, two built in storage cupboards. Door to:

Utility

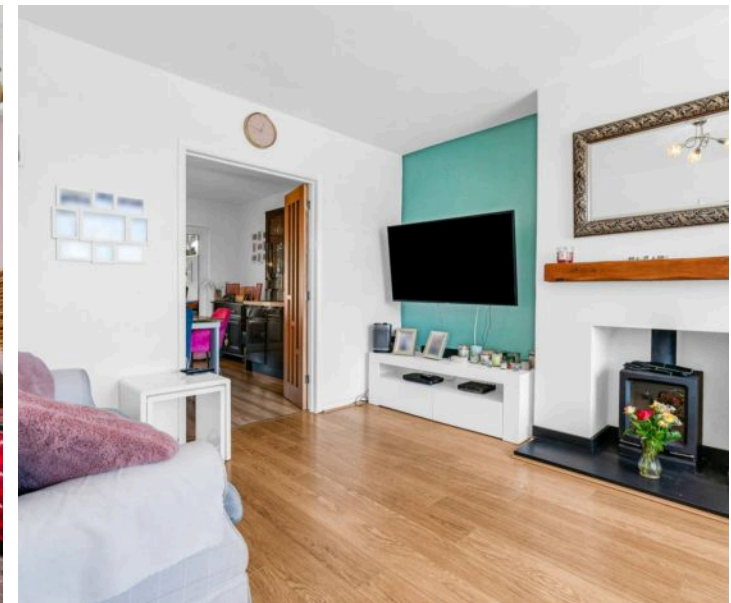
9' 3" x 4' 11" (2.81m x 1.51m)

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wood effect flooring, radiator.

Conservatory

9' 10" x 7' 8" (3.00m x 2.33m)

Of brick and double glazed construction with double doors opening onto the rear garden, radiator, wood effect flooring.



First Floor Landing

With loft access and doors to:

Bedroom One

15' 0" x 11' 0" (4.57m x 3.35m)

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

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, heated towel rail, built in storage cupboard, tiled flooring.

Bedroom Two

14' 9" x 9' 4" (4.50m x 2.84m)

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

Bedroom Three

11' 2" x 11' 0" (3.40m x 3.35m)

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

Bedroom Four

10' 2" x 8' 10" (3.10m x 2.69m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.

Garden Room

19' 0" x 12' 5" (5.79m x 3.78m)

Located at the rear of the garden. With double glazed bi fold doors to front aspect and double glazed window to side aspect, air conditioning/heating unit, wood effect flooring.





REAR GARDEN

The landscaped low maintenance rear garden is immaculately presented with a patio seating area to the immediate rear of the property with a pergola that benefits from sun blinds that leads on to an artificial lawn with plant and shrub borders. To the rear of the garden there is a further patio seating area housing the stunning garden room.

GARAGE

Single Garage

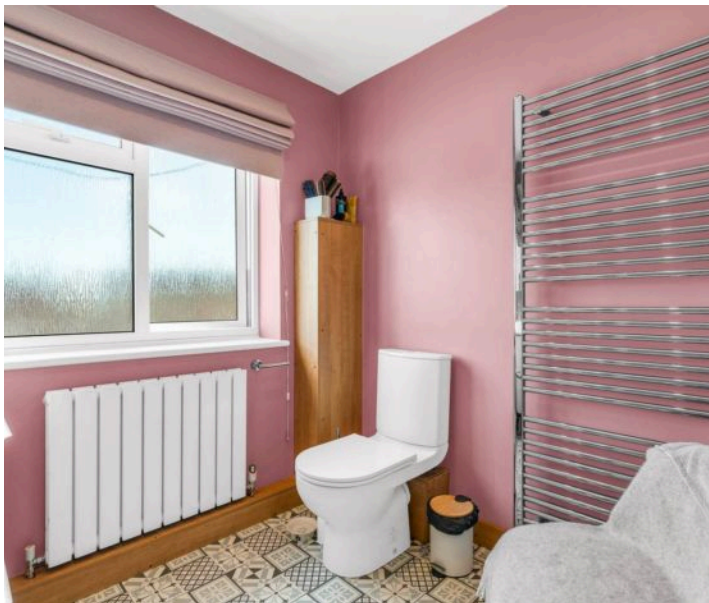
Integral garage measuring approximately 5.31 x 2.81 (17'5 x 9'2) with roller door to front aspect

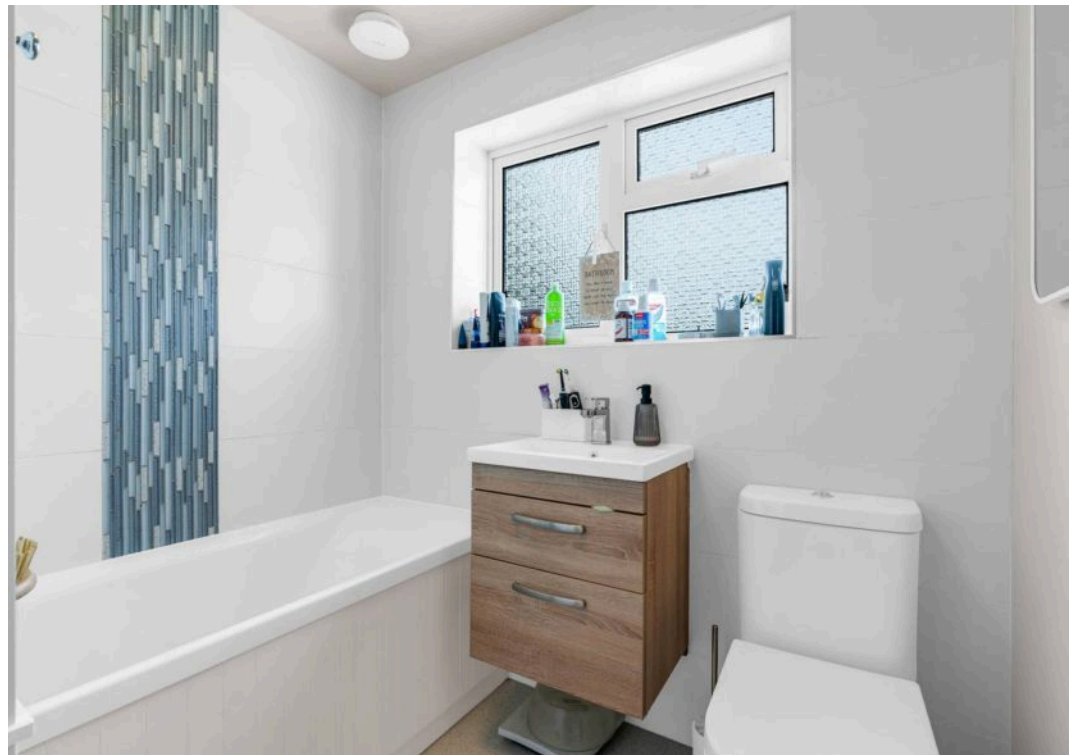
DRIVEWAY

4 Parking Spaces

With generous resin bonded driveway providing off street parking for several vehicles.

ON STREET







Elliot Heath Estate Agents

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