



**Elliot Heath**  
ESTATE AGENTS

**20 Cambridge Road, Thundridge**  
Guide Price **£445,000**



# 20 Cambridge Road

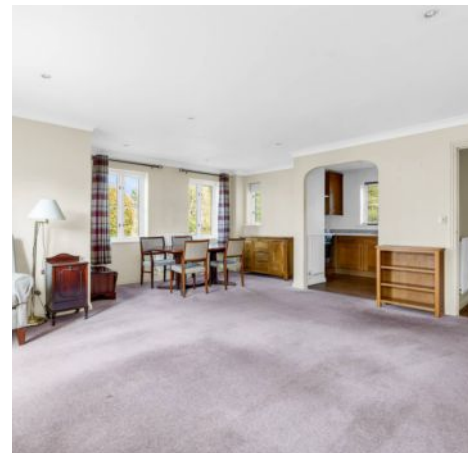
Thundridge, Ware

Modern 3 bed home in popular village on outskirts of Ware. Open plan living with spacious living/dining room, ensuite, rear garden, 2 parking bays. Village amenities nearby. Close to Ware & Hertford. Council Tax band: D

Tenure: Freehold

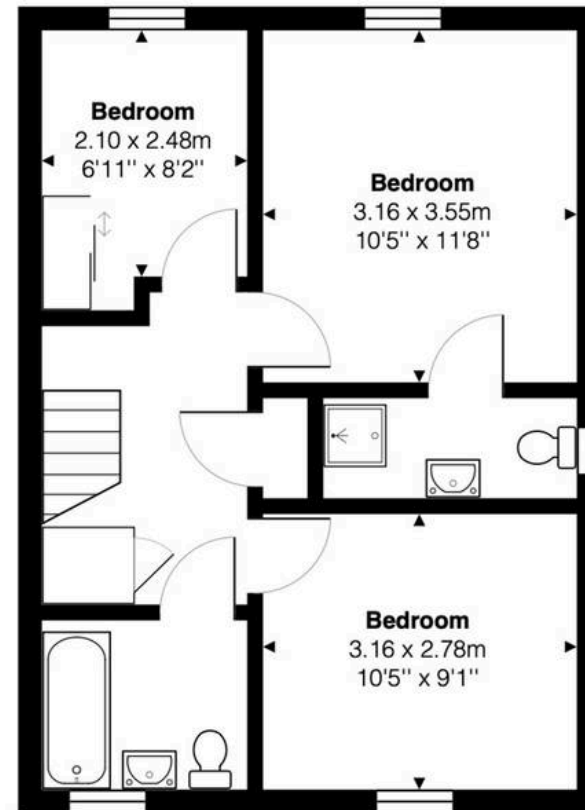
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



**First Floor**  
Area: 41.3 m<sup>2</sup> ... 444 ft<sup>2</sup>

Total Area: 89.8 m<sup>2</sup> ... 966 ft<sup>2</sup>

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.

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**Entrance Hall**

With wood effect flooring, stairs rising to first floor, radiator, built in storage cupboard, doors to:

**Downstairs WC**

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

**Living/Dining Room**

21' 10" x 15' 11" (6.65m x 4.85m)

Triple aspect with double glazed windows to front, side and rear aspect together with double glazed double doors opening onto the rear garden, under stairs storage cupboard, two radiators, open to:

**Kitchen**

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built-in electric oven with four ring gas hob and extractor over, integrated appliances, wood effect flooring, radiator.

**First Floor Landing**

With loft access, two built in storage cupboards, radiator, doors to:

**Bedroom One**

10' 4" x 11' 8" (3.16m x 3.55m)

With double glazed window to rear aspect, radiator, door to:

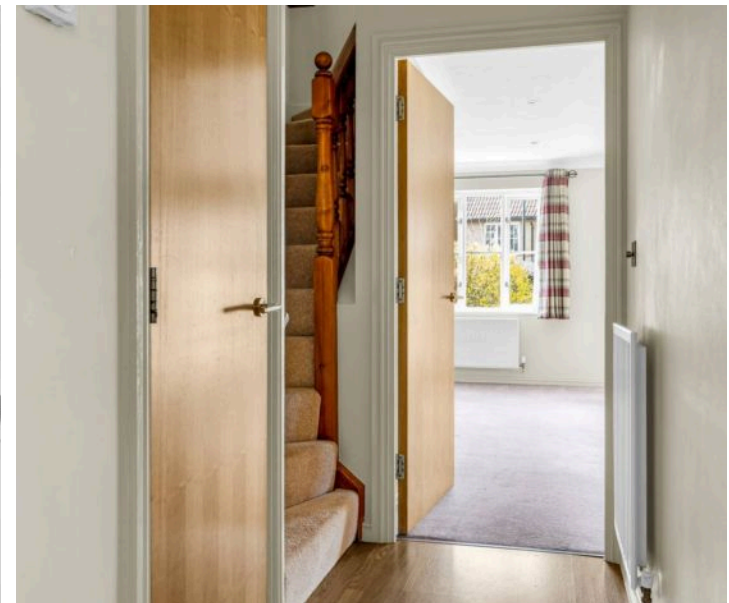
**En Suite Shower Room**

Fitted with a suite comprising shower cubicle with power shower, low flush wc, wash hand basin, tiled splashback areas, heated towel rail, tiled flooring.

**Bedroom Two**

10' 4" x 9' 1" (3.16m x 2.78m)

With double glazed window to front aspect, radiator.





**Bedroom Three**

6' 11" x 8' 2" (2.10m x 2.48m)

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

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, pedestal wash hand basin with mixer tap, panel enclosed bath, heated towel rail, tiled splashback areas, extractor fan to ceiling, tiled flooring.







#### **FRONT GARDEN**

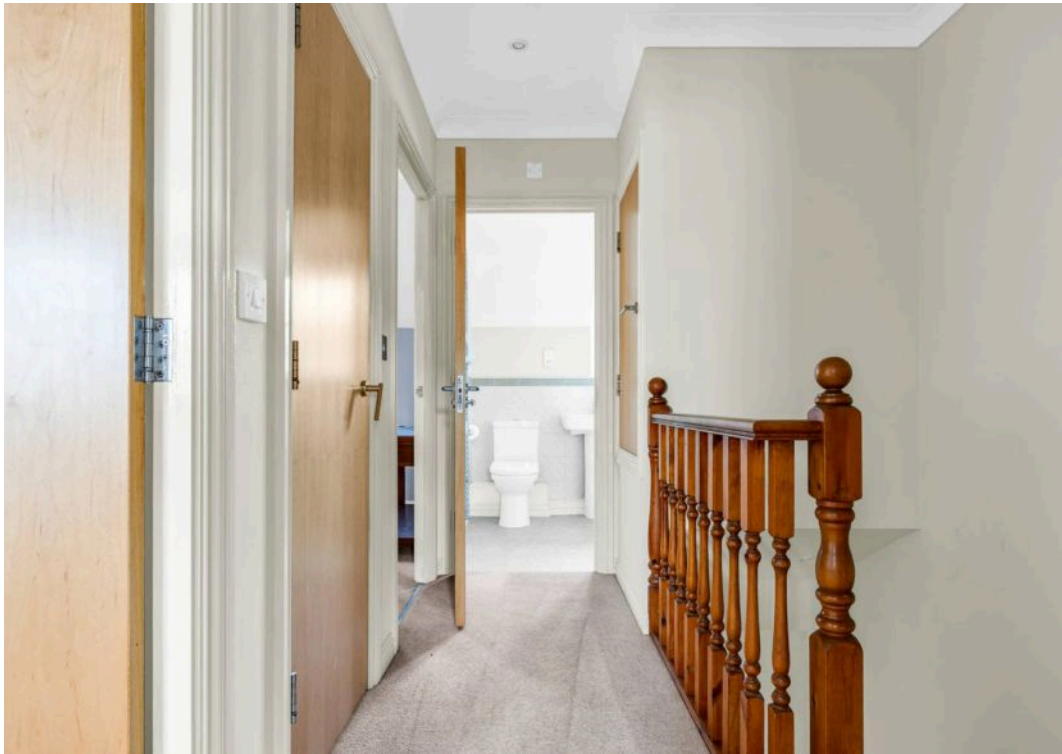
Attractively planted front garden.

#### **REAR GARDEN**

Large paved seating area which in turn leads to the lawn, outside water tap, two garden lights, shed for storage, panel fence boundaries, gated access to the rear allocated parking bays.

#### **OFF STREET**









## Elliot Heath Estate Agents

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