



Elliot Heath
ESTATE AGENTS

28 Easington Road, Dane End
Guide Price **£530,000**

28 Easington Road

Dane End, Ware

Immaculate 3-bed link-detached home in Dane End. 2 reception rooms, large kitchen, ensuite & more. Stunning garden, driveway, garage. Option to extend. Village amenities, 15 mins to Ware/Hertford. Council Tax band: E

Tenure: Freehold

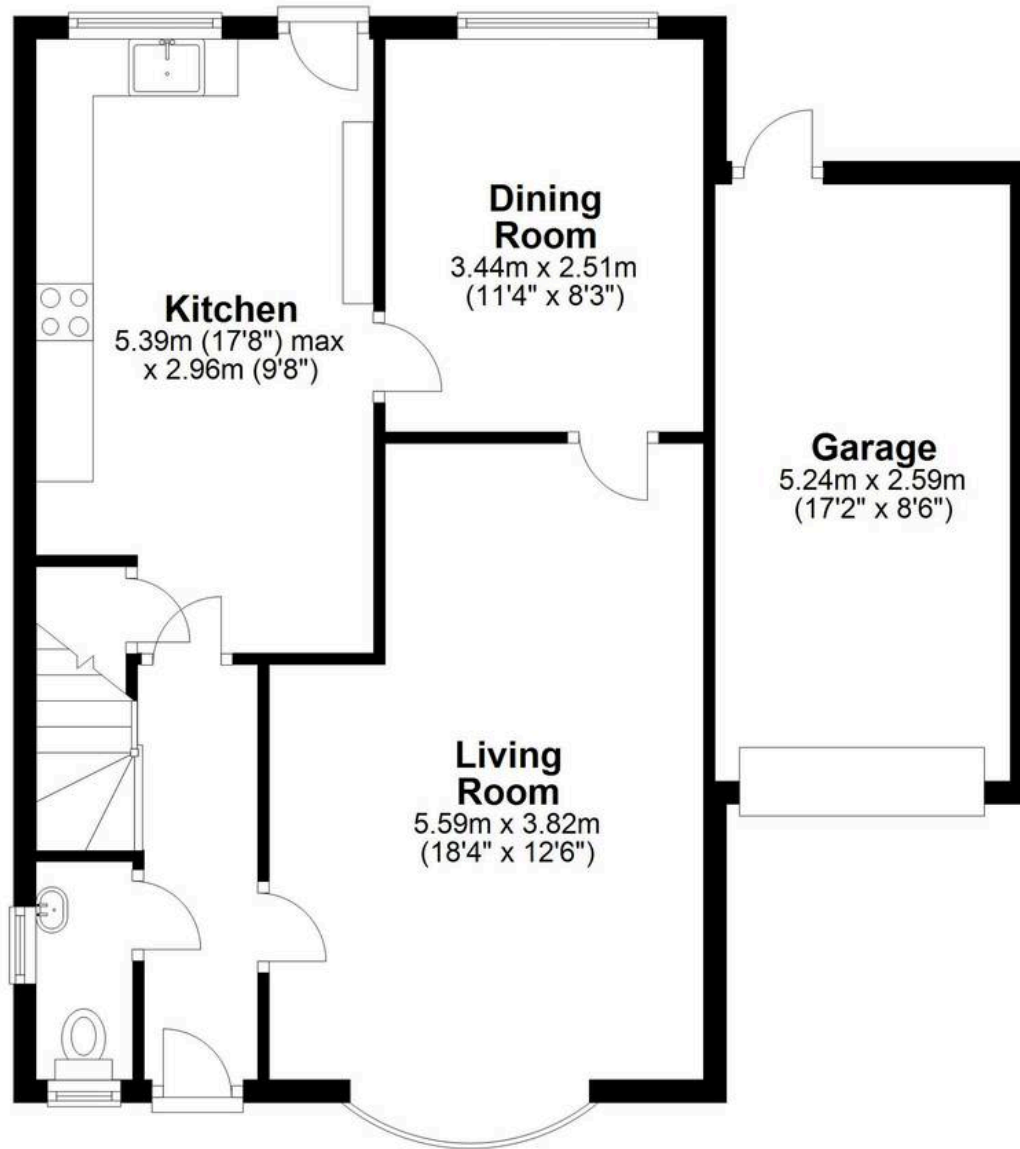
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G



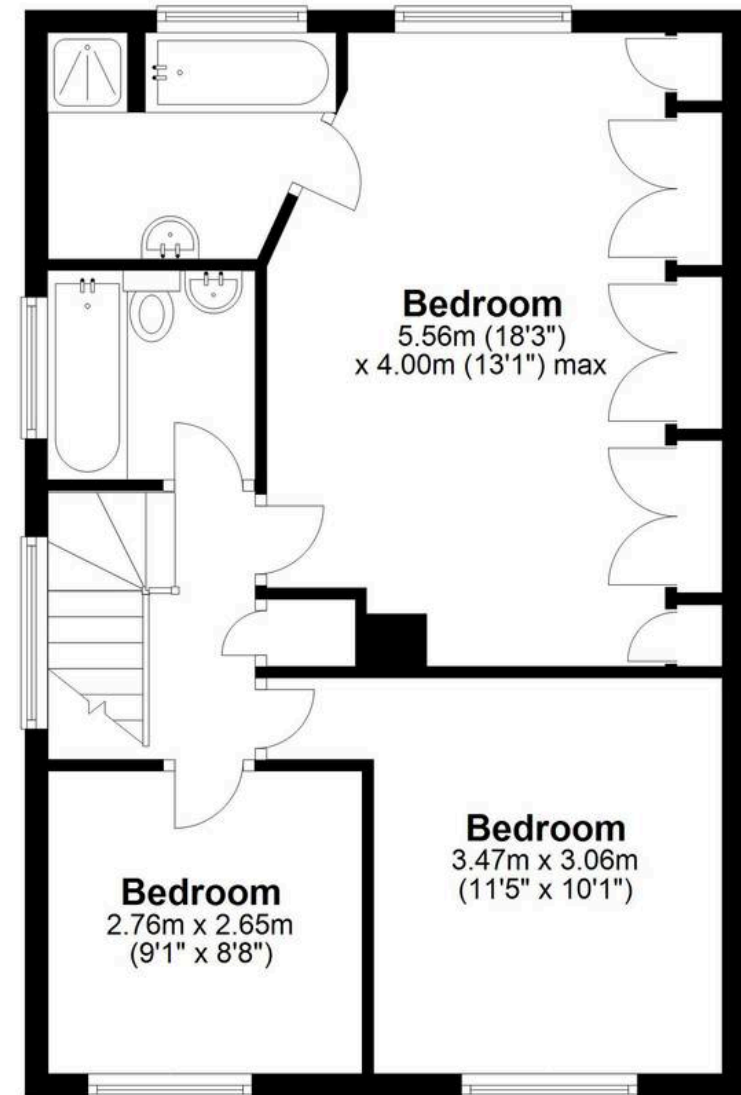
Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



First Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 120.9 sq. metres (1301.9 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, radiator, doors to:

Downstairs WC

With double glazed windows to front and side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, towel rail, under floor heating.

Living Room

18' 4" x 12' 6" (5.59m x 3.82m)

With double glazed bay window to front aspect, two radiators, door to:

Dining Room

11' 3" x 8' 3" (3.44m x 2.51m)

With double glazed window to rear aspect over looking the garden, radiator, door to:

Kitchen

17' 8" x 9' 9" (5.39m x 2.96m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with granite work surface over incorporating a sink drainer unit, integrated appliances including fridge, freezer, dishwasher, washing machine and microwave with space for a Rangemaster cooker, extractor fan fitted over, radiator, built in storage cupboard, wood effect flooring, door to the entrance hall.

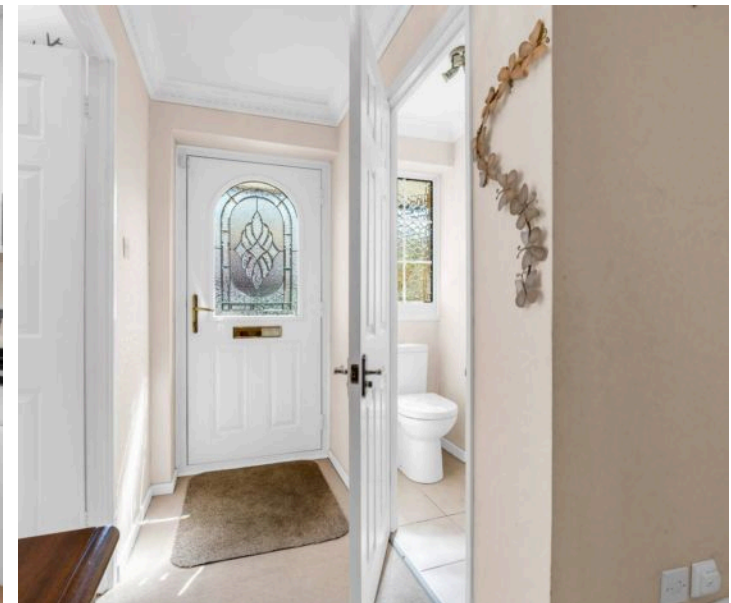
First Floor Landing

With double glazed window to side aspect, airing cupboard, doors to:

Bedroom One

18' 3" x 13' 1" (5.56m x 4.00m)

With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture, door to:



En Suite Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled.

Bedroom Two

11' 5" x 10' 0" (3.47m x 3.06m)

With double glazed window to front aspect, radiator.

Bedroom Three

9' 1" x 8' 8" (2.76m x 2.65m)

With double glazed window to front aspect, radiator, loft access.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over, dual flush wc, pedestal wash hand basin, fully tiled, radiator, towel rail.





FRONT GARDEN

Mature hedge and access to the rear garden.

REAR GARDEN

The mature and beautifully landscaped rear garden is of an extremely generous size and backs onto open fields with heavily stocked borders, patio seating areas with the remainder laid to lawn and timber garden shed.

DRIVEWAY

2 Parking Spaces

To the front there is a paved driveway providing off street parking and access to the garage.

GARAGE

Single Garage

The attached garage measures approximately 5.24 x 2.59 (17'2 x 8'6) with up and over door to front aspect and personnel door to the rear garden, power and light connected.







Elliot Heath Estate Agents

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