



**Elliot Heath**  
ESTATE AGENTS

**9 Benningfield Road, Widford**  
Guide Price £650,000

# 9 Benningfield Road

Widford, Ware

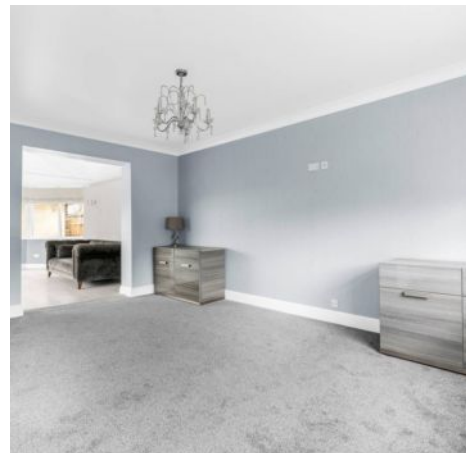
Spacious 4-bed semi-detached home with open countryside views. Features living room, conservatory, integrated kitchen, utility, garage, and private rear garden. Village location with transport links.

Council Tax band: C

Tenure: Freehold

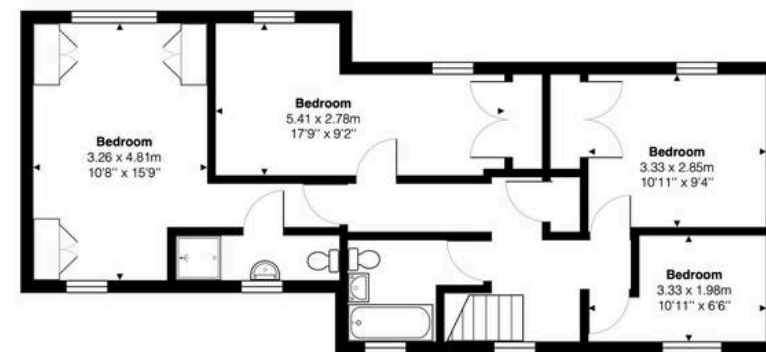
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup>



**First Floor**  
Area: 67.3 m<sup>2</sup> ... 725 ft<sup>2</sup>

Total Area: 170.5 m<sup>2</sup> ... 1836 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Entrance Hall

With double glazed window to front aspect, wood flooring, radiator, built in storage cupboard, door to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising pedestal wash hand basin, low flush wc, tiled flooring, radiator.

### Dining Room

10' 6" x 15' 9" (3.19m x 4.81m)

Dual aspect with double glazed window to front aspect and double glazed double doors to the rear garden, wood flooring, radiator.

### Utility

With door giving access to the rear garden. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, appliances space, tiled flooring, tiled splash back areas, radiator.

### Kitchen

13' 6" x 9' 4" (4.11m x 2.85m)

With double glazed window to rear aspect over looking the gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood flooring.

### Living Room

14' 8" x 15' 11" (4.48m x 4.86m)

With two double glazed windows to front aspect, radiator, built in storage cupboard, open to:

### Conservatory

11' 4" x 15' 0" (3.46m x 4.58m)

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



**First Floor Landing**

With double glazed window to front aspect, built in storage cupboard, radiator, loft access, doors to:

**Bedroom One**

10' 8" x 15' 9" (3.26m x 4.81m)

Dual aspect with double glazed windows to front and rear aspect, radiator, fitted with a range of bedroom furniture, door to:

**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, chrome heated towel rail.

**Bedroom Two**

17' 9" x 9' 1" (5.41m x 2.78m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards.

**Bedroom Three**

10' 11" x 9' 4" (3.33m x 2.85m)

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

**Bedroom Four**

10' 11" x 6' 6" (3.33m x 1.98m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, pedestal wash hand basin, low flush wc, fully tiled, heated towel rail.





## **GARDEN**

Large corner plot garden backing onto open countryside, laid mainly to lawn with patio seating area, pergola with drop down sides and light and power connected, garden shed and greenhouse.

## **DRIVEWAY**

2 Parking Spaces

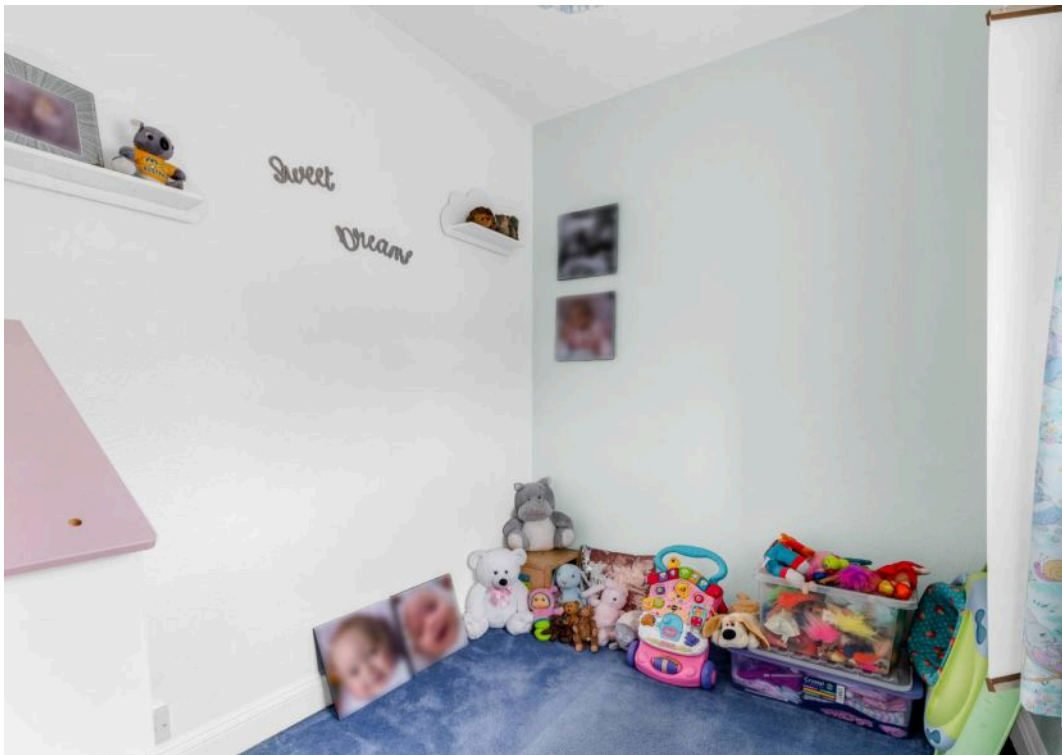
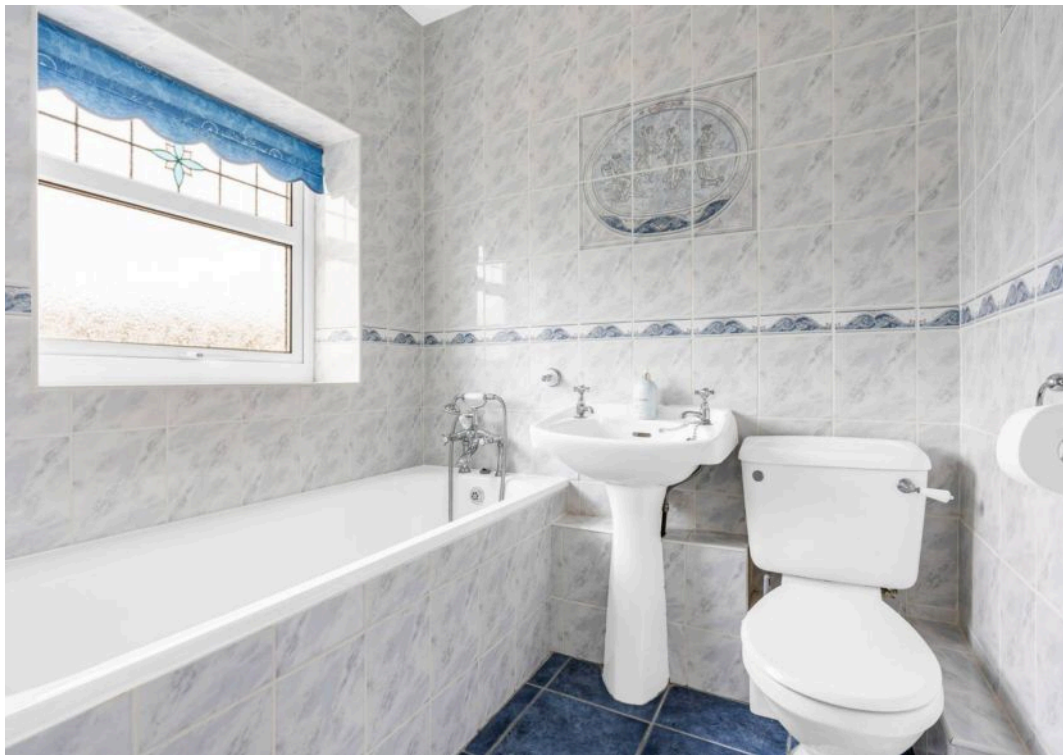
Block paved driveway providing off street parking and gated access to the rear garden.

## **GARAGE**

Single Garage

Attached garage measuring approximately 4.24 x 4.81 ( 13'11 x 15'9 ) with up and over door to front aspect, window to rear aspect and double personnel door to the side.









## Elliot Heath Estate Agents

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