



Elliot Heath
ESTATE AGENTS

Whitecroft Westland Green, Little Hadham

Guide Price **£1,750,000**

Whitecroft Westland Green

Little Hadham, Ware

Spacious family home with separate annexe on 0.75 acre. Features 5 bedrooms, large living spaces, stunning gardens, double garage, and outbuilding. Set in this small hamlet close to Standon. Council Tax band: G

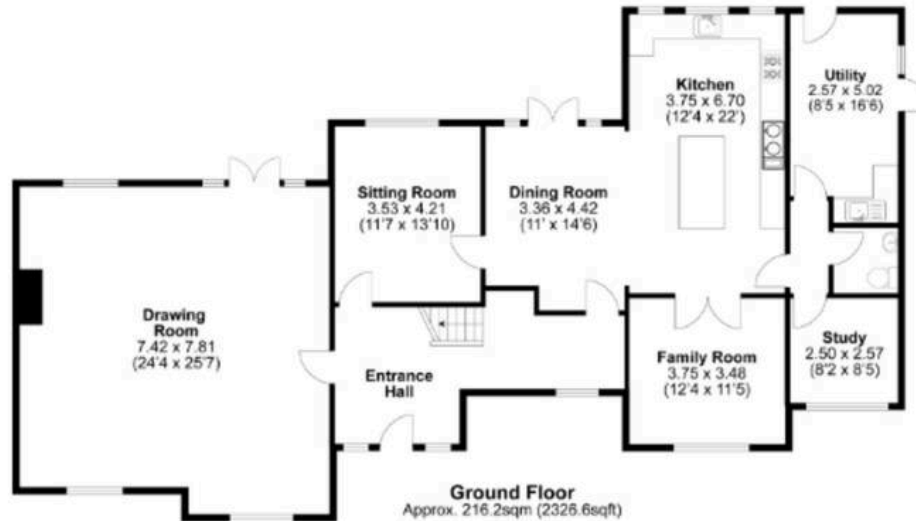
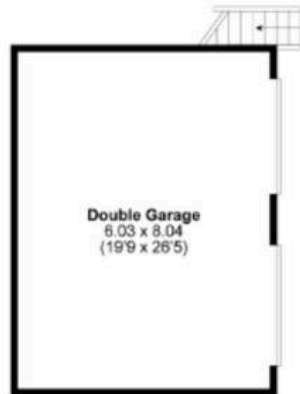
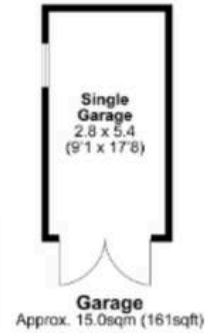
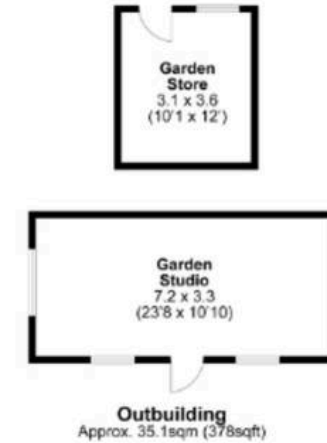
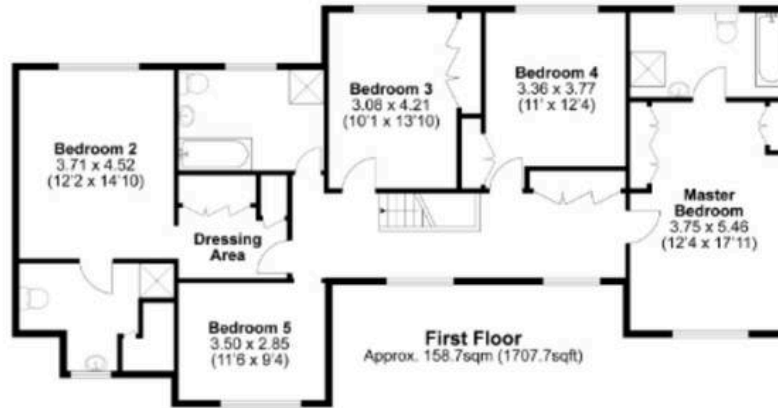
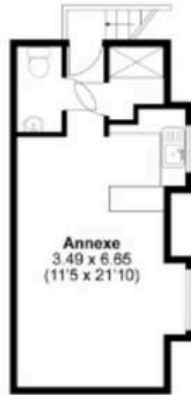
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



WHITECROFT



TOTAL FLOOR AREA: 5161.3 sq.ft. (479.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Entrance Hall

With double glazed windows to front aspect, stairs rising to first floor landing, radiator, wood flooring, doors to:

Drawing Room

24' 4" x 25' 7" (7.42m x 7.81m)

A dual aspect room with double glazed windows to front aspect and double glazed windows and double doors onto the garden, three radiators, feature fireplace.

Sitting Room

11' 7" x 13' 10" (3.53m x 4.21m)

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

Dining Room

11' 0" x 14' 6" (3.36m x 4.42m)

With double glazed windows and double doors onto the garden radiator, wood flooring, open to:

Kitchen

12' 4" x 22' 0" (3.75m x 6.70m)

With double glazed windows to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, large Aga, space for American style fridge/freezer, integrated appliances, island unit, tiled splash back areas, tiled flooring, door to inner lobby and double doors to:

Family Room

12' 4" x 11' 5" (3.75m x 3.48m)

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

Inner Lobby

With doors to:

Study

8' 2" x 8' 5" (2.50m x 2.57m)

With double glazed window to front aspect, radiator.



Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

Utility

8' 5" x 16' 6" (2.57m x 5.02m)

With double glazed window to side aspect and two doors giving access to outside. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, appliance space, radiator.

First Floor Landing

With double glazed windows to front aspect, linen cupboard and doors to:

Master Bedroom

12' 4" x 17' 11" (3.75m x 5.46m)

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

En Suite Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, low flush wc, pedestal wash hand basin, panelling to half height, wood effect flooring, heated towel rail.

Bedroom Two

12' 2" x 14' 10" (3.71m x 4.52m)

With double glazed window to rear aspect, radiator, open to dressing area with fitted wardrobe cupboards, door to:

En Suite Shower Room

With double glazed window to front aspect. Fitted with a suite comprising shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, built in storage cupboard.

Bedroom Three

10' 1" x 13' 10" (3.08m x 4.21m)

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



Bedroom Four

11' 0" x 12' 4" (3.36m x 3.77m)

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

Bedroom Five

11' 6" x 9' 4" (3.50m x 2.85m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





GARDEN

The gardens approach 3/4 of an acre and can be accessed via the side of the house and directly through the house, they are in superb condition as they have been meticulously looked after and manicured by the current vendors. The rear patio spans the full width of the house and has plenty of space for large garden furniture, the garden area is flat, mainly laid to lawn and private, there are plenty of large mature trees to the borders with an abundance of pretty mature plants and hedging. There are three outbuildings which lend themselves perfectly for storage, workshops or gymnasiums.

DRIVEWAY

10 Parking Spaces

You can enter through either of the two electric gates to the front driveway, there is plenty of parking for numerous vehicles.

DOUBLE GARAGE

2 Parking Spaces

The double garage is an excellent size with two up and over openings, plenty of space for two large cars or to have as a workshop. There are external stairs to the one bedroom annexe above which has its own shower room and WC along with a kitchen.

GARAGE

Single Garage

Single garage.









Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk