# Elliot Heath
ESTATE AGENTS

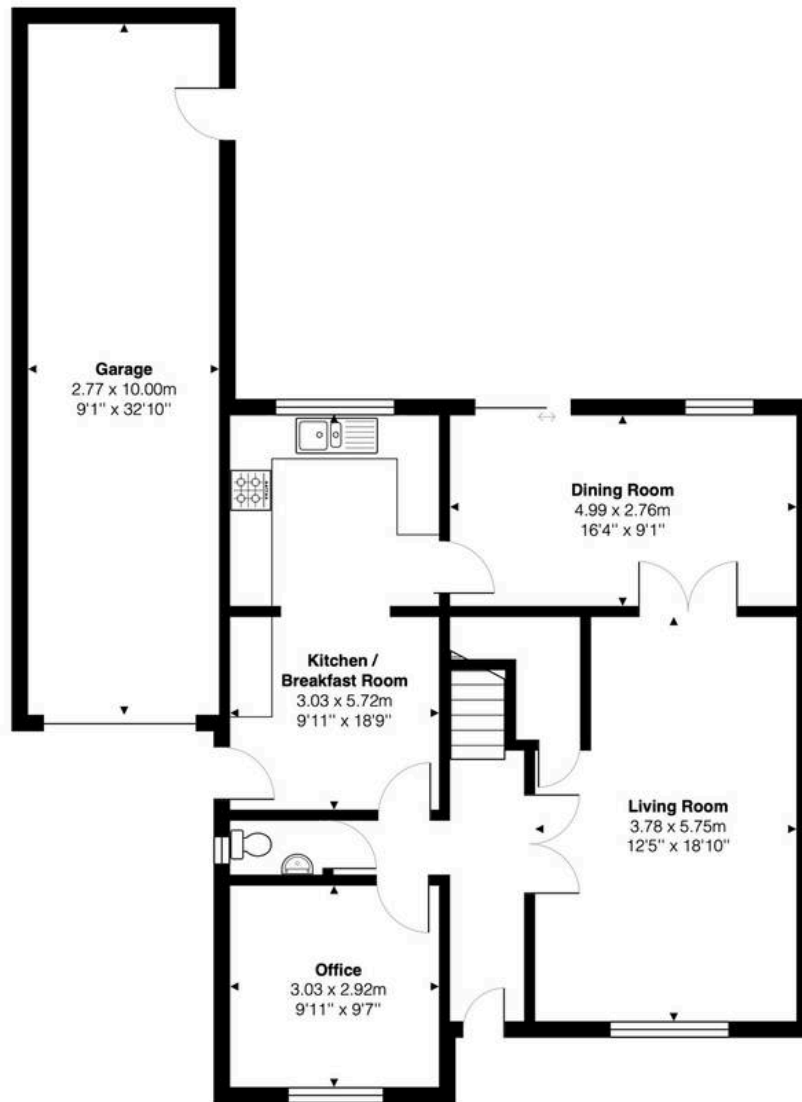## 23 Amberley Green, Ware

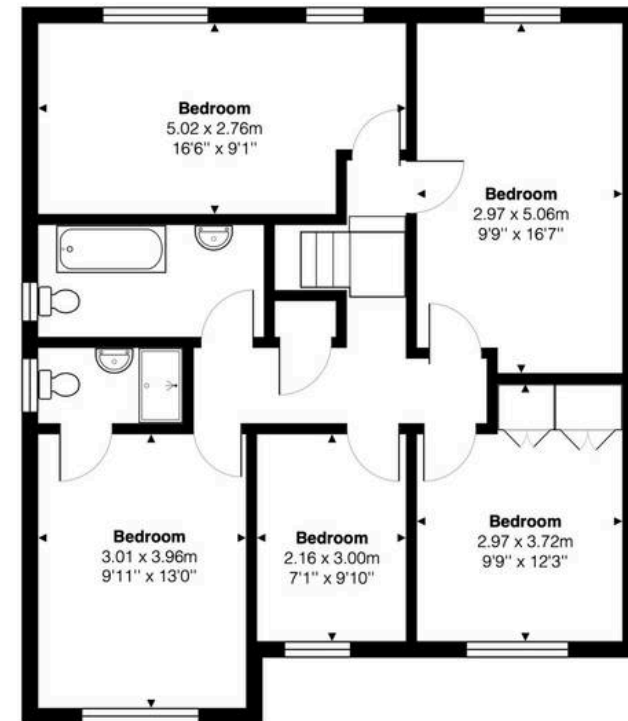Guide Price **£850,000**

# 23 Amberley Green

## Ware, Ware

5-bed detached family home overlooking central green. Features living room, dining room, office, kitchen/breakfast room, en suite, family bathroom, driveway, tandem garage, and attractive gardens. Council Tax band: F

Tenure: Freehold

**Garage**
2.77 x 10.00m
9'1'' x 32'10''

**Dining Room**
4.99 x 2.76m
16'4'' x 9'1''

**Kitchen /
Breakfast Room**
3.03 x 5.72m
9'11'' x 18'9''

**Living Room**
3.78 x 5.75m
12'5'' x 18'10''

**Office**
3.03 x 2.92m
9'11'' x 9'7''

**Bedroom**
5.02 x 2.76m
16'6'' x 9'1''

**Bedroom**
2.97 x 5.06m
9'9'' x 16'7''

**Bedroom**
3.01 x 3.96m
9'11'' x 13'0''

**Bedroom**
2.16 x 3.00m
7'1'' x 9'10''

**Bedroom**
2.97 x 3.72m
9'9'' x 12'3''

**Ground Floor**
Area: 103.2 m² ... 1111 ft²

**First Floor**
Area: 78.6 m² ... 846 ft²

Total Area: 181.8 m² ... 1956 ft²

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:

### Living Room
12' 5" x 18' 10" (3.78m x 5.75m)
With double glazed window to front aspect, two radiators, feature fireplace, large built in storage cupboard, double doors to:

### Dining Room
16' 4" x 9' 1" (4.99m x 2.76m)
With double glazed window and sliding patio doors to the rear garden, radiator, door to:

### Kitchen/Breakfast Room
9' 11" x 18' 9" (3.03m x 5.72m)
With double glazed window to rear aspect over looking the garden, double glazed door to side aspect and door to the entrance hall. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, wood effect flooring, radiator.

### Downstairs WC
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

### Office
9' 11" x 9' 7" (3.03m x 2.92m)
With double glazed window to front aspect, radiator.

### First Floor Landing
With built in airing cupboard, loft access, doors to:

## Bedroom One

9' 11" x 13' 0" (3.01m x 3.96m)

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

## En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, concealed cistern wc, wall hung wash hand basin, tiled splash back ares, heated towel rail.

## Bedroom Two

9' 9" x 16' 7" (2.97m x 5.06m)

With double glazed window to rear aspect, radiator, fitted cupboard.

## Bedroom Three

16' 6" x 9' 1" (5.02m x 2.76m)

With two double glazed windows to rear aspect, radiator.

## Bedroom Four

9' 9" x 12' 2" (2.97m x 3.72m)

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

## Bedroom Five

7' 1" x 9' 10" (2.16m x 3.00m)

With double glazed window to front aspect, radiator.

## Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, heated towel rail.

## FRONT GARDEN

Attractive front garden mainly laid to lawn with shrub and hedge borders, gated access to the rear garden.

## REAR GARDEN

The mature rear garden benefits from a patio seating area leading to the lawn with heavily stocked borders, gated access to the front and personnel door to the garage.
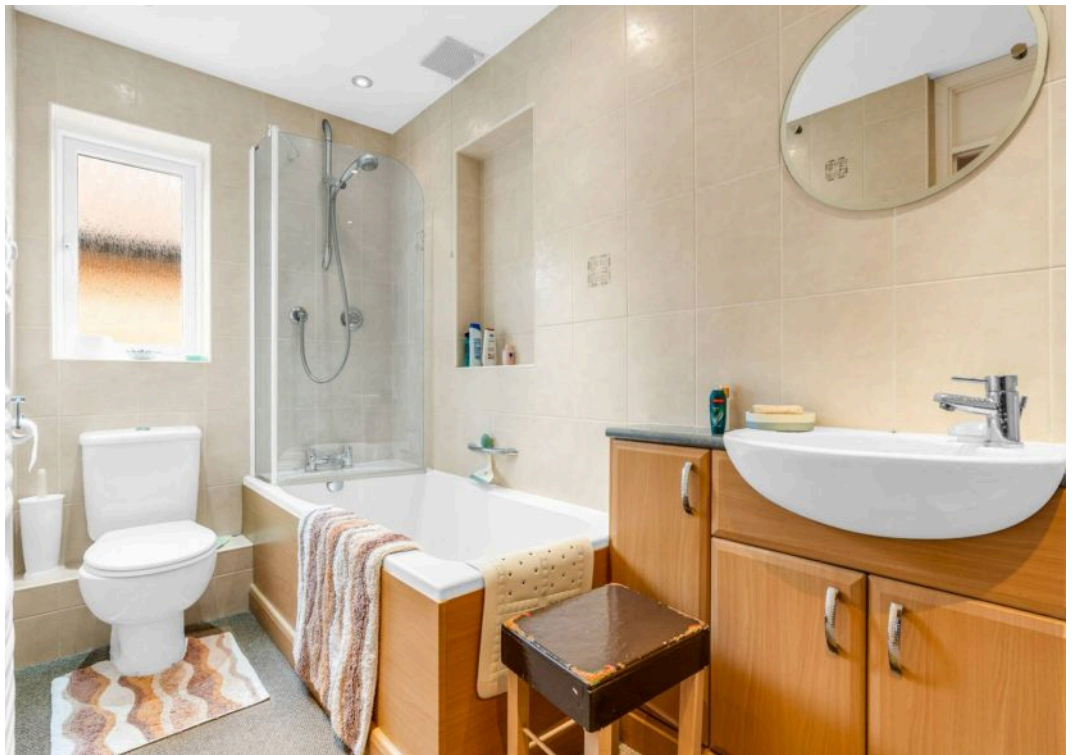
## DRIVEWAY

2 Parking Spaces

Driveway providing off street parking for two vehicles and an electric car charging point.

## DOUBLE GARAGE

2 Parking Spaces

Tandem garage measuring approximately 2.77 x 10.0 (9'1 x 32'10) with up and over door to front aspect, personnel door to the rear garden, power and light connected.

# Elliot Heath Estate Agents

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