



**Elliot Heath**  
ESTATE AGENTS

**5 Brocket Meadows, WARE**

Guide Price **£530,000**



## 5 Brocket Meadows

WARE, Ware

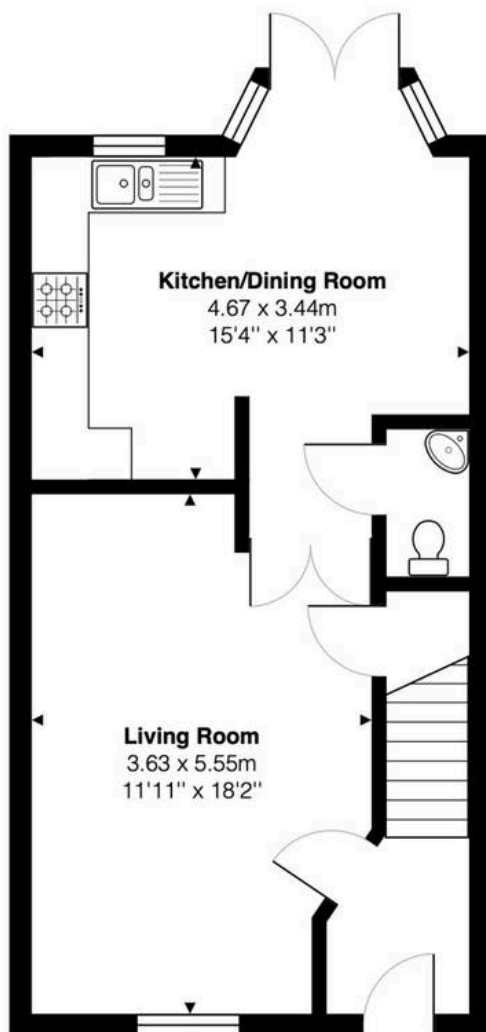
Beautiful 3-bed semi-detached home on modern development near Ware. Built in 2015 to high spec, en-suite main bedroom, private garden, garage, 2-car driveway. Close to high street and rail station. Council Tax band: D

Tenure: Freehold

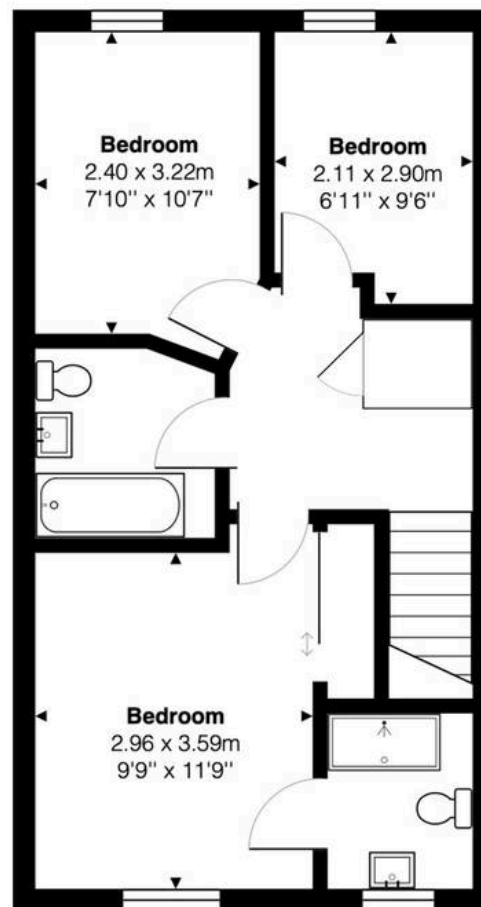
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

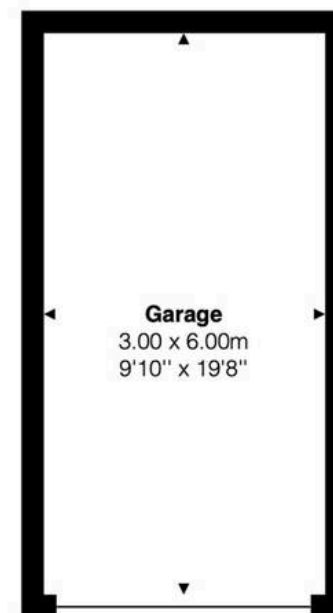




**Ground Floor**  
Area: 44.0 m<sup>2</sup> ... 473 ft<sup>2</sup>



**First Floor**  
Area: 42.7 m<sup>2</sup> ... 460 ft<sup>2</sup>



**Outbuilding**  
Area: 18.0 m<sup>2</sup> ... 194 ft<sup>2</sup>

Total Area: 104.7 m<sup>2</sup> ... 1127 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 stairs rising to first floor landing, radiator, wood effect flooring, door to:

**Living Room**

11' 11" x 18' 3" (3.63m x 5.55m)

With double glazed window to front aspect, two radiators, wood effect flooring, under stairs storage cupboard, double doors to:

**Rear Lobby**

With tiled flooring, open to kitchen and door to:

**Kitchen/Dining Room**

15' 4" x 11' 3" (4.67m x 3.44m)

With double glazed windows and double doors to rear aspect onto the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, gas hob with extractor over, appliance space, tiled flooring, radiator.

**First Floor Landing**

With built in storage cupboard and doors to:

**Bedroom One**

9' 9" x 11' 9" (2.96m x 3.59m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard with sliding doors, door to:

**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





**Bedroom Two**

7' 10" x 10' 7" (2.40m x 3.22m)

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

**Bedroom Three**

6' 11" x 9' 6" (2.11m x 2.90m)

With double glazed window to rear aspect, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.







#### **FRONT GARDEN**

Planted with mature shrubs and gated access to the rear garden.

#### **REAR GARDEN**

The rear garden is mainly laid to lawn with a patio seating area. Gated access to the rear gives access to the driveway and garage.

#### **DRIVEWAY**

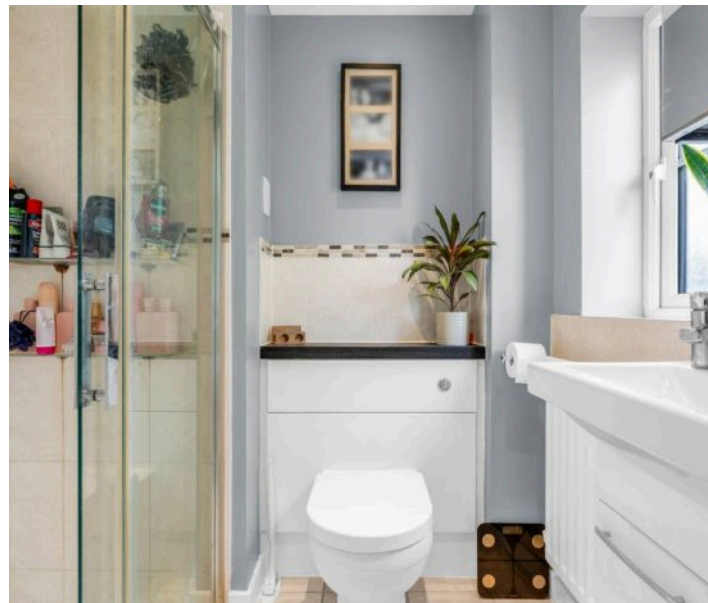
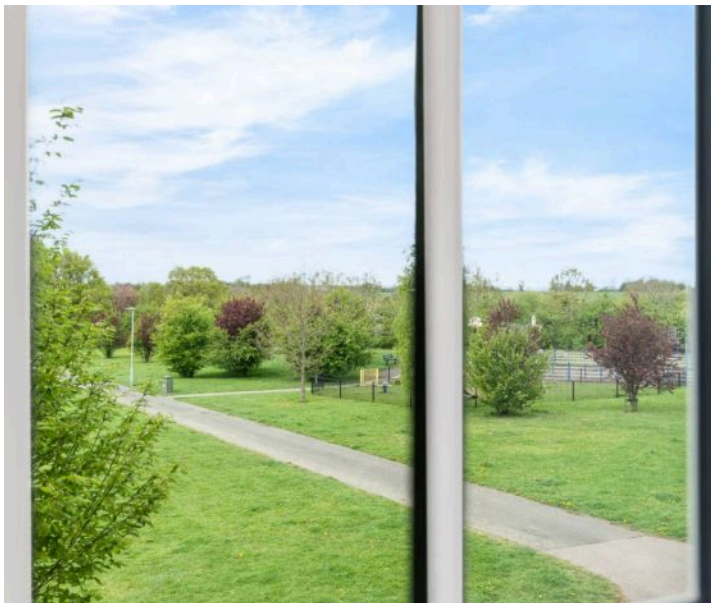
2 Parking Spaces

Driveway to the rear of the property providing off street parking for two vehicle.

#### **GARAGE**

Single Garage

Garage located to the rear of the property measuring approximately 3.00 x 6.00 (9'10 x 19'8)









## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)