



**Elliot Heath**  
ESTATE AGENTS

**8a Kingsfield Road, Dane End**  
Guide Price £600,000

# 8a Kingsfield Road

Dane End, Ware

Spacious 4-bed detached home in Dane End village. Features: wood burning stove, conservatory, landscaped gardens, en suite, off-street parking.

Close to amenities, schools, train stations in Watton at Stone, Ware, and Hertford. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



# Kingsfield Road, SG12

Approximate Area = 136.75 sq m / 1472 sq ft

(Including Shed)

Shed

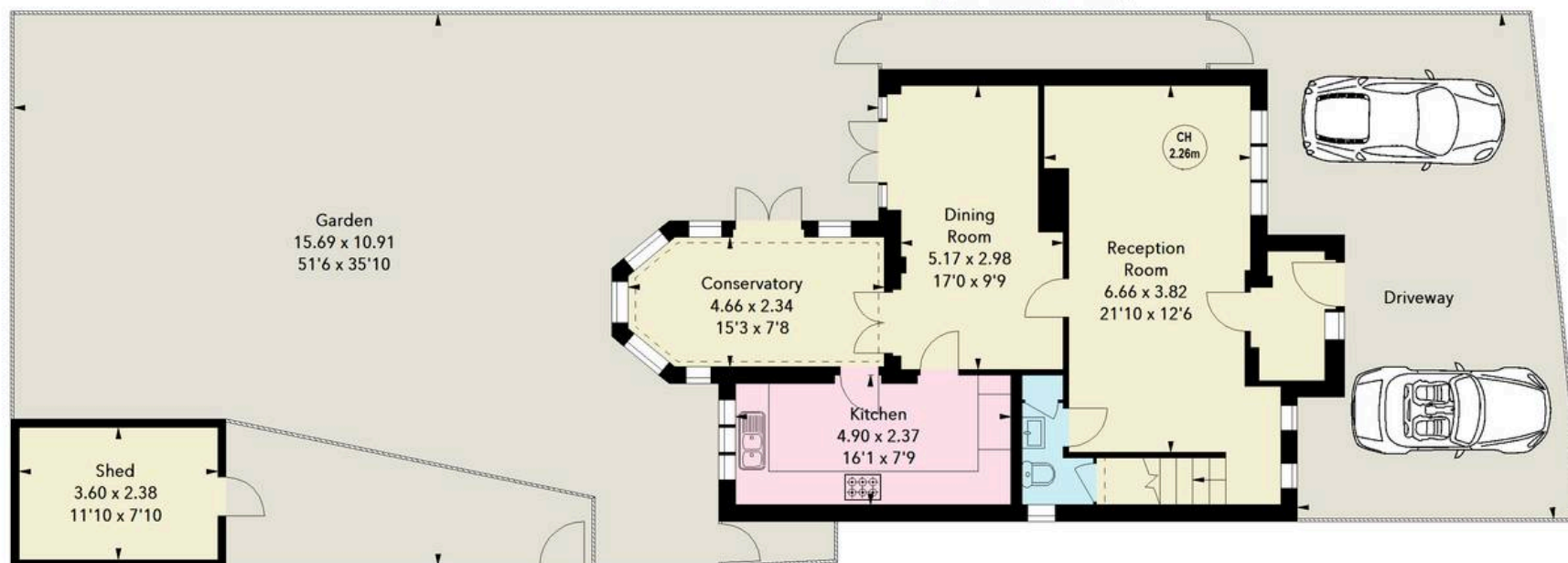
8.64 sq m / 93 sq ft

Key :  
CH - Ceiling Height



## First Floor

Approx. 56.02 sq m / 603 sq ft



## Ground Floor

Approx. 72.09 sq m / 776 sq ft



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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### Entrance Lobby

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

### Reception Room

21' 10" x 12' 6" (6.66m x 3.82m)

With double glazed windows to front aspect, wood flooring, stairs rising to first floor landing, two radiators, attractive brick fireplace housing multi fuel stove, doors to:

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, chrome heated towel rail, fully tiled with Italian marble tiles, built in under stairs and separate storage cupboard.

### Dining Room

17' 0" x 9' 9" (5.17m x 2.98m)

With double glazed double doors and windows to the rear garden, radiator, wood flooring, double doors to the conservatory and door to:

### Kitchen

16' 1" x 7' 9" (4.90m x 2.37m)

With double glazed window to rear aspect over looking the garden. Fitted with a range of light Oak wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, space for dishwasher, integrated appliances, slate flooring, radiator, door to:

### Conservatory

15' 3" x 7' 8" (4.66m x 2.34m)

Of double glazed and brick construction with double doors opening onto the garden, light with ceiling fan, wood effect flooring.

### First Floor Landing

With double glazed window to side aspect, built in storage cupboard, doors to:



**Bedroom One**

13' 7" x 12' 2" (4.14m x 3.71m)

With double glazed window to front aspect, radiator, 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, dual flush wc, tiled walls, tiled flooring, radiator and heated towel rail.

**Bedroom Two**

15' 10" x 7' 10" (4.82m x 2.38m)

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

**Bedroom Three**

10' 7" x 8' 8" (3.22m x 2.64m)

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

**Bedroom Four**

10' 10" x 7' 10" (3.30m x 2.38m)

With double glazed window to front aspect, radiator, built in storage cupboard and cabin bed.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising freestanding clawfoot bath, pedestal wash hand basin, dual flush wc, tiled walls, tiled flooring with underfloor heating, radiator.





## GARDEN

The rear garden is beautifully landscaped and thoughtfully planted with a large array of mature plants, shrubs and trees affording much privacy. With Southerly aspect sunny patio seating area to the immediate rear of the property which in turn leads to the high grade artificial lawn, attractive pond, space for hot tub, large shed with power and light connected, greenhouse, part old walled garden and gated access to the front of the property.

## DRIVEWAY

2 Parking Spaces

With block paved driveway providing off street parking.







## Elliot Heath Estate Agents

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