



Elliot Heath
ESTATE AGENTS

4 Bird Court, Colliers End
Guide Price £650,000

4 Bird Court

Colliers End, Ware

4 bed detached home in Colliers End village, eco-friendly with underfloor heating & open field views. Spacious rooms, office, double garage, and summer house/studio. Well-connected to Ware & London. Council Tax band: F

Tenure: Freehold

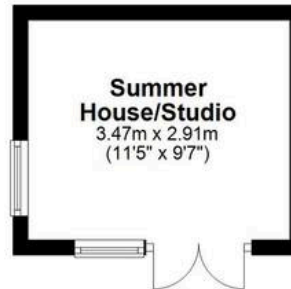
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Outbuilding

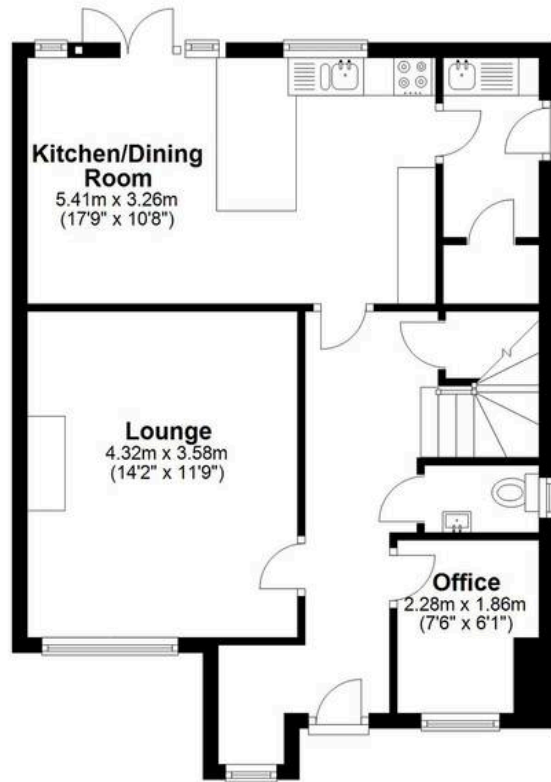
Approx. 10.1 sq. metres (108.6 sq. feet)



Summer House/Studio
3.47m x 2.91m
(11'5" x 9'7")

Ground Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



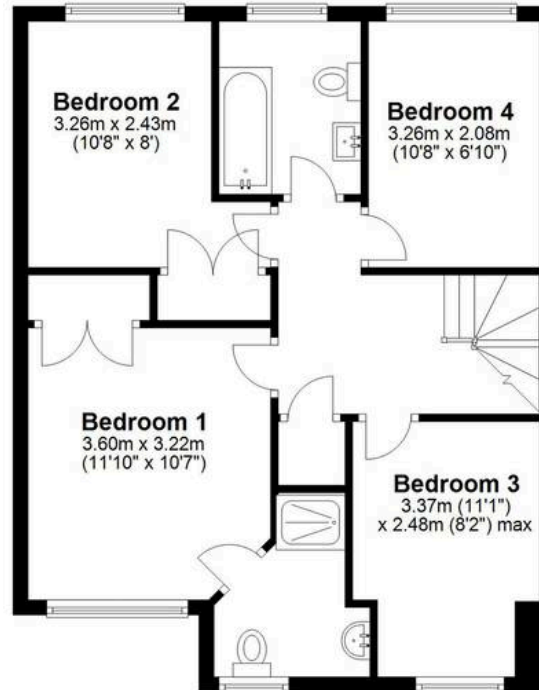
Kitchen/Dining Room
5.41m x 3.26m
(17'9" x 10'8")

Lounge
4.32m x 3.58m
(14'2" x 11'9")

Office
2.28m x 1.86m
(7'6" x 6'1")

First Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Bedroom 2
3.26m x 2.43m
(10'8" x 8')

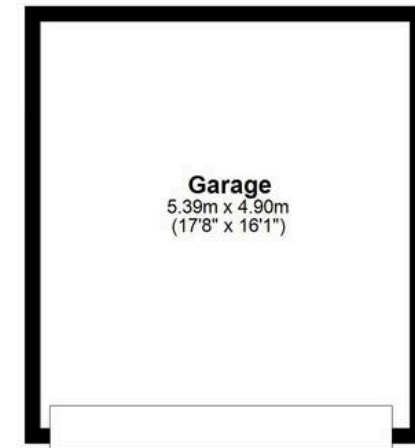
Bedroom 4
3.26m x 2.08m
(10'8" x 6'10")

Bedroom 1
3.60m x 3.22m
(11'10" x 10'7")

Bedroom 3
3.37m (11'1")
x 2.48m (8'2") max

Outbuilding

Approx. 26.4 sq. metres (284.3 sq. feet)



Garage
5.39m x 4.90m
(17'8" x 16'1")

Total area: approx. 149.4 sq. metres (1607.6 sq. feet)

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

Generous Reception Hall

With double glazed window to front aspect, tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, doors to:

Office

7' 6" x 6' 1" (2.28m x 1.86m)

With double glazed window to front aspect, fitted storage cupboards.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

With double glazed window to front aspect, feature fireplace, wood effect flooring.

Kitchen/Dining Room

17' 9" x 10' 8" (5.41m x 3.26m)

Dining Room

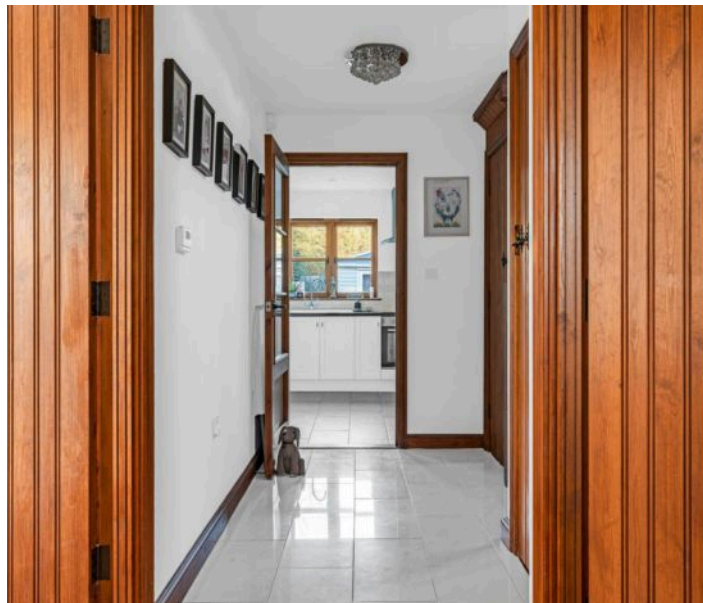
With double glazed double doors and windows onto the rear garden, tiled flooring, open to:

Kitchen

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

Utility

With door giving access to outside. With sink and drainer unit inset in worksurface, tiled splashback areas, appliance space, tiled flooring, large built in storage cupboard.



First Floor Landing

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

Bedroom One

11' 10" x 10' 7" (3.60m x 3.22m)

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

En Suite Shower Room

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

Bedroom Two

10' 8" x 8' 0" (3.26m x 2.43m)

With double glazed window to rear aspect over looking open fields, fitted wardrobe cupboards.

Bedroom Three

11' 1" x 8' 2" (3.37m x 2.48m)

With double glazed window to front aspect.

Bedroom Four

10' 8" x 6' 10" (3.26m x 2.08m)

With double glazed window to rear aspect.

Bathroom

With double glazed window to rear 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, wood effect flooring, chrome heated towel rail.

Summer House/Studio

11' 5" x 9' 7" (3.47m x 2.91m)

With glazed doors to front aspect and window to side aspect, wood flooring, power connected.





FRONT GARDEN

Attractive front garden with mature planting, path to the front entrance door and access to the rear garden.

REAR GARDEN

Good size rear garden predominantly laid to lawn backing onto open fields with patio area, ornamental pond, outside tap and side access. Summer house/studio to the rear of the garden.

DRIVEWAY

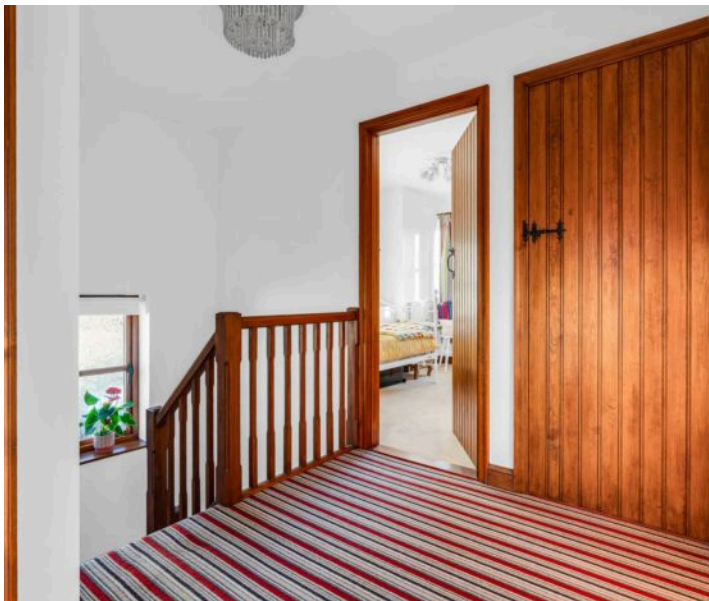
2 Parking Spaces

Driveway to the front providing off street parking.

GARAGE

Double Garage

Detached double garage located to the front of the property, with power connected.







Elliot Heath Estate Agents

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