



Elliot Heath
ESTATE AGENTS

13 Hanbury Close, Ware
Guide Price £850,000

13 Hanbury Close

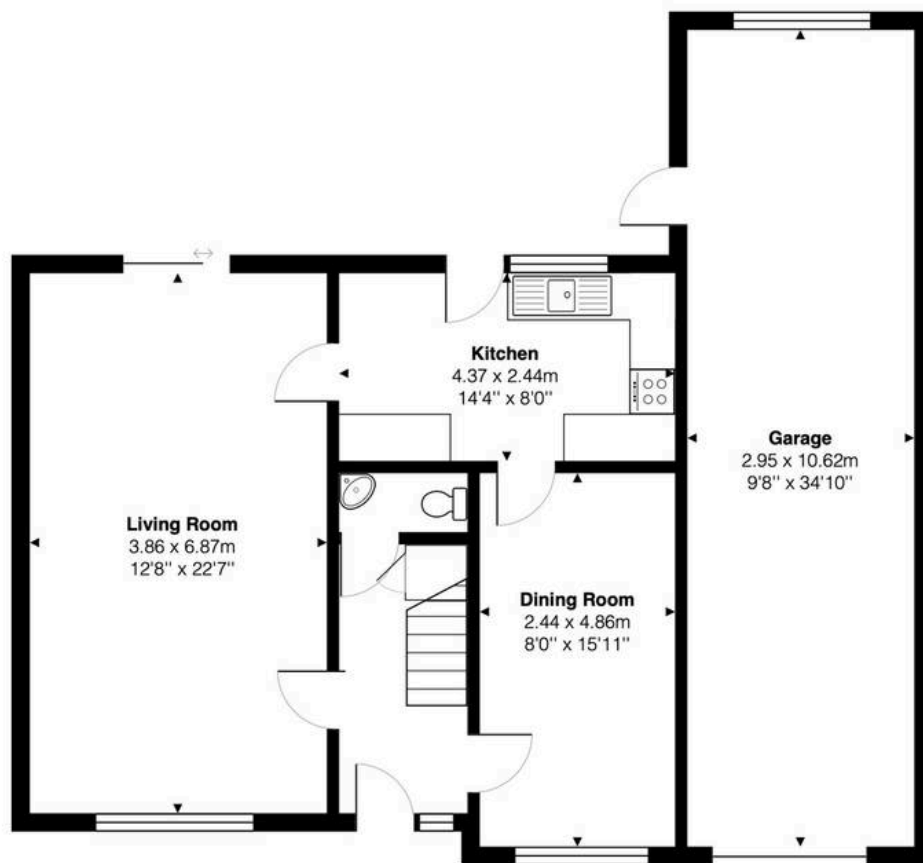
Ware, Ware

Rare opportunity to acquire a four-bedroom detached home in Ware's town centre. Scope to extend, quiet cul de sac, substantial garden, driveway, tandem garage. Close to amenities. No onward chain.

Council Tax band: F

Tenure: Freehold





Ground Floor
Area: 92.6 m² ... 997 ft²



First Floor
Area: 63.7 m² ... 686 ft²

Total Area: 156.3 m² ... 1683 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 double glazed window to front aspect, stairs rising to first floor landing, understairs storage cupboard, radiator, doors to:

Downstairs WC

Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splash back areas.

Living Room

12' 8" x 22' 6" (3.86m x 6.87m)

Dual aspect with double glazed window to front aspect and double glazed sliding doors to the rear garden, gas fire, three radiators, door to:

Kitchen

14' 4" x 8' 0" (4.37m x 2.44m)

With double glazed window and door onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring, door to:

Dining Room

8' 0" x 15' 11" (2.44m x 4.86m)

With double glazed window to front aspect, radiator, door to entrance hall.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

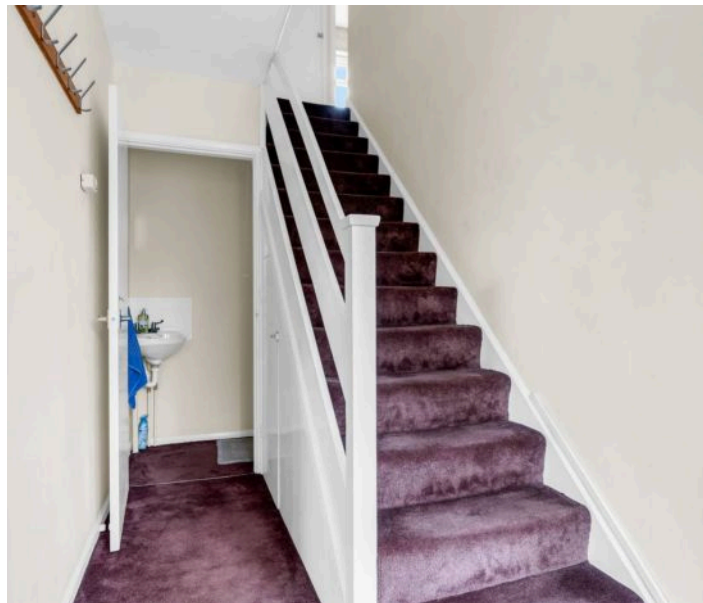
12' 7" x 11' 2" (3.84m x 3.40m)

South facing with double glazed window to rear aspect with views of the church, radiator, built in storage cupboard.

Bedroom Two

12' 7" x 10' 11" (3.84m x 3.32m)

With double glazed window to front aspect, radiator.



Bedroom Three

14' 5" x 7' 11" (4.40m x 2.41m)

With double glazed window to front aspect, radiator.

Bedroom Four

8' 8" x 7' 10" (2.63m x 2.39m)

With double glazed window to side aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash and basin, dual flush wc, fully tiled walls, radiator.





FRONT GARDEN

Block paved driveway with ample room for parking and a lawn area with mature hedge and planted borders, gated access to the rear garden.

REAR GARDEN

The southerly aspect rear garden is of an extremely good size with large patio seating area which in turn gives access to the substantial lawn, fully enclosed by way of brick walls and solid wood fencing, mature planted borders, gated access to the front and personnel door to the large tandem garage.

DRIVEWAY

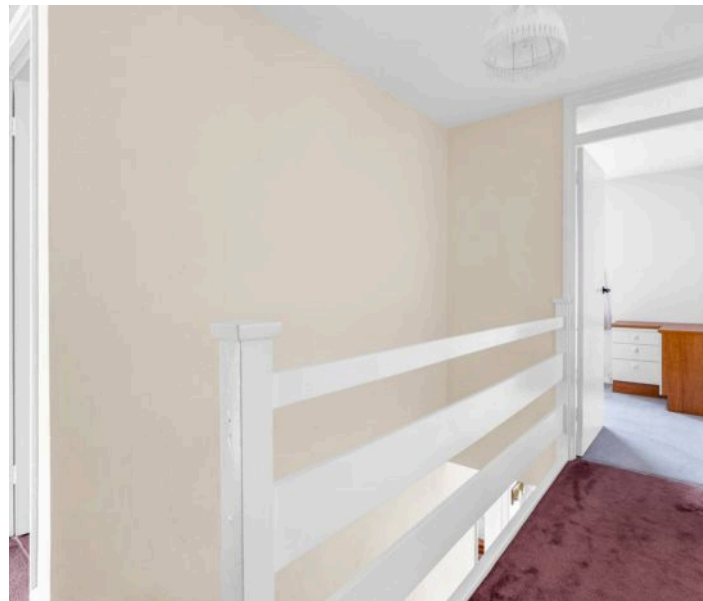
3 Parking Spaces

Generous block paved driveway providing off street parking for several vehicles and access to the large tandem garage.

GARAGE

Double Garage

Large tandem garage measuring approximately 2.95 x 10.62 (9'8 x 34'10) with up and over door to front aspect, window to rear aspect and personnel door to the rear garden.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk