



Elliot Heath
ESTATE AGENTS

20 Delfcroft, Ware
Guide Price £625,000

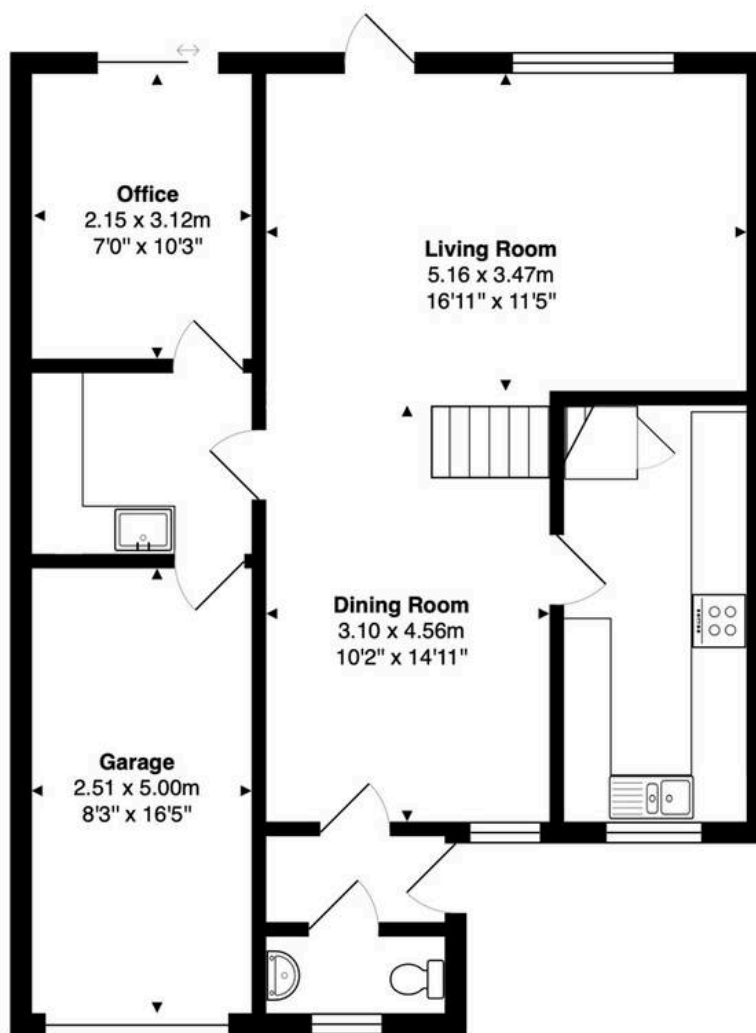
20 Delfcroft

Ware, Ware

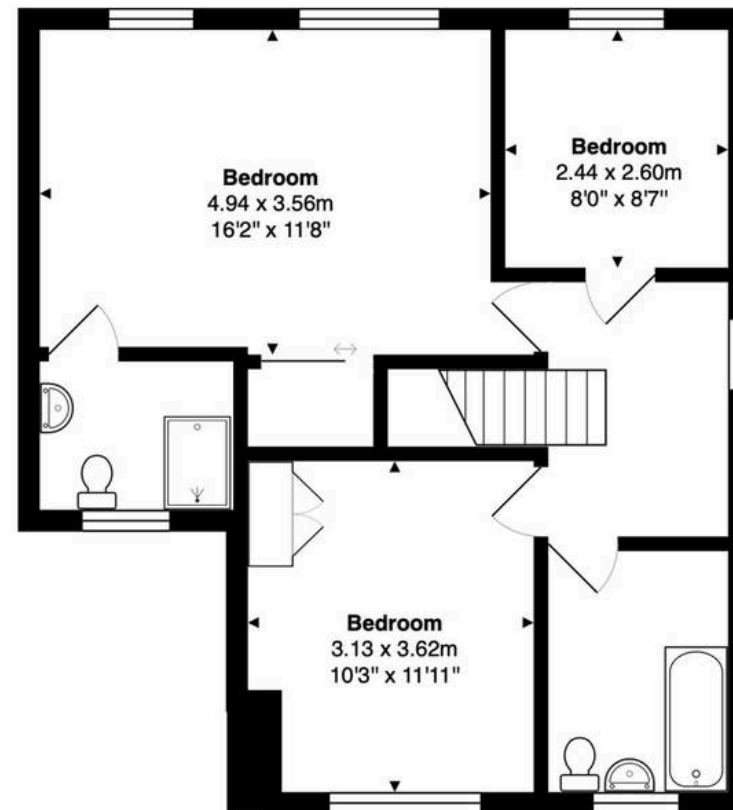
Versatile 3-bedroom family home on Old Vicarage development. Generous living space, en suite bedroom, large driveway, garage, & landscaped garden. Near amenities & train station to London. Council Tax band: TBD

Tenure: Freehold





Ground Floor
Area: 74.4 m² ... 801 ft²



First Floor
Area: 55.5 m² ... 597 ft²

Total Area: 129.9 m² ... 1398 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 Lobby

With wood flooring and doors to:

Downstairs WC

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

Dining Room

10' 2" x 14' 11" (3.10m x 4.56m)

With full height double glazed window to front aspect, radiator, wood flooring, stairs to first floor landing, door to kitchen and utility, open plan to:

Living Room

16' 11" x 11' 5" (5.16m x 3.47m)

With double glazed door and window to the rear garden, radiator, wood flooring.

Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, new combination boiler fitted 2024, tiled splash back areas, tiled flooring.

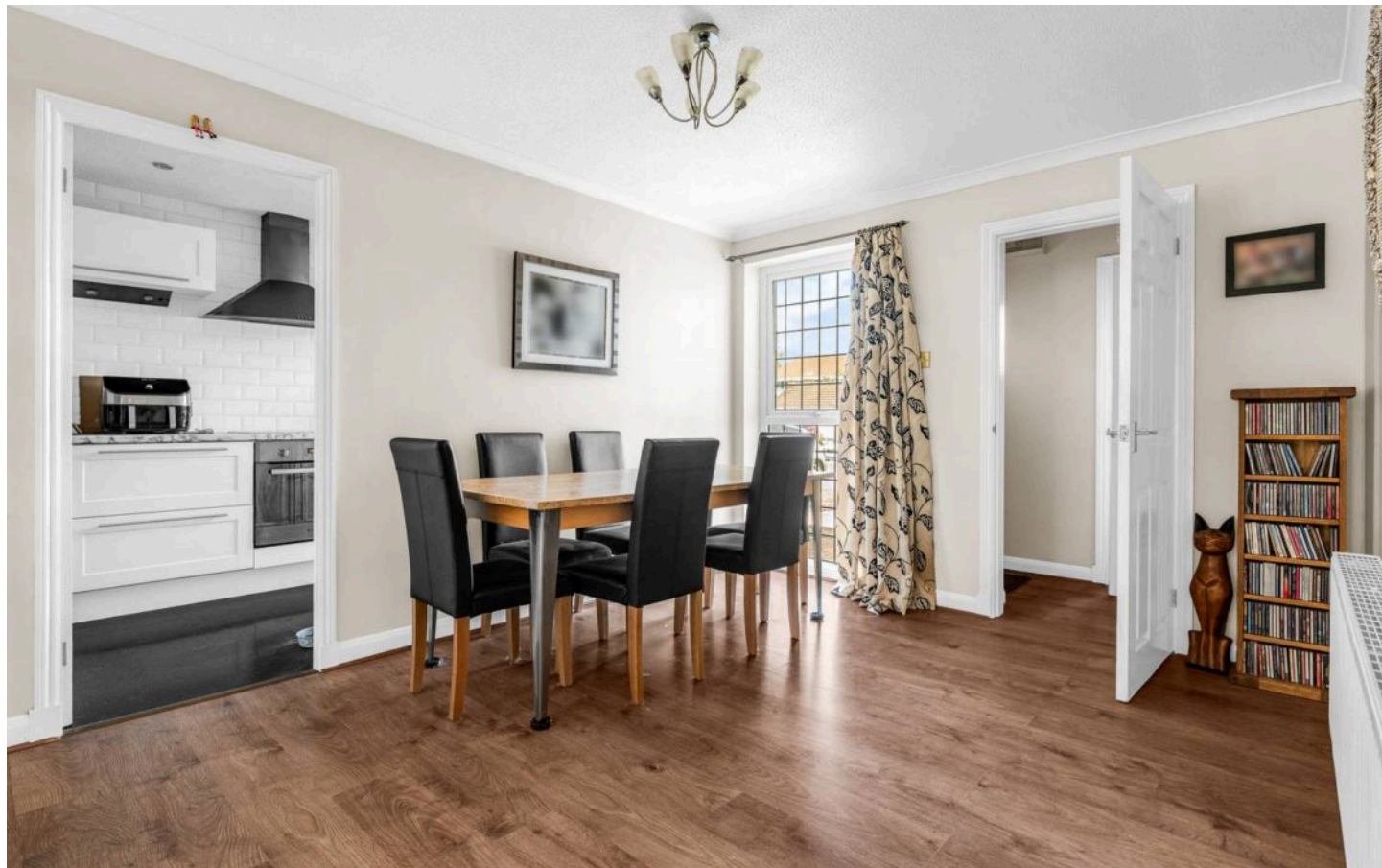
Utility

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, tiled flooring, door the garage and door to:

Office

7' 1" x 10' 3" (2.15m x 3.12m)

With double glazed sliding doors to the rear garden, radiator, wood effect flooring.



First Floor Landing

With double glazed window to side aspect, loft access, radiator, doors to:

Bedroom One

16' 2" x 11' 8" (4.94m x 3.56m)

With two double glazed windows to rear aspect, two radiators, built in wardrobe cupboard with mirrored sliding doors, door to:

En Suite Shower Room

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

Bedroom Two

10' 3" x 11' 11" (3.13m x 3.62m)

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

Bedroom Three

8' 0" x 8' 6" (2.44m x 2.60m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, radiator, glass brick wall to landing.





REAR GARDEN

The rear garden has been attractively landscaped and is set over several levels with a patio seating area to the immediate rear of the property with the remainder being laid to lawn and mature planting, gated access to the front.

DRIVEWAY

5 Parking Spaces

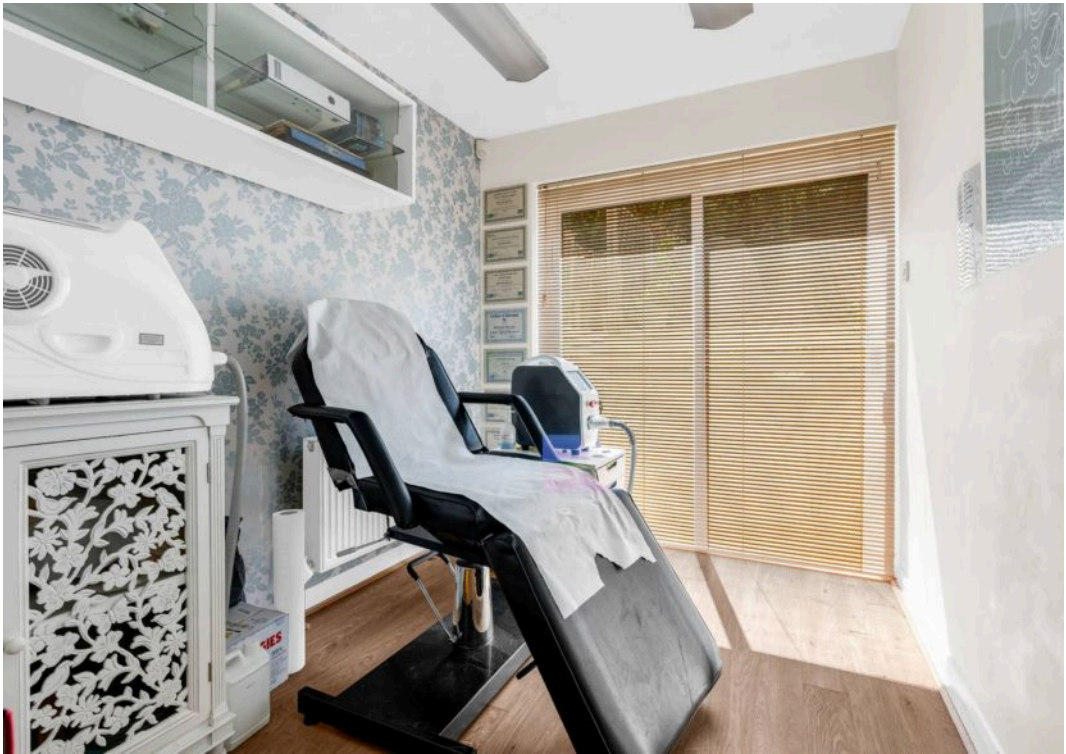
Large block paved driveway providing off street parking for several vehicles.

GARAGE

Single Garage

Integral garage measuring approximately 2.51 x 5.00 (8'3 x 16'5) with personnel door to the utility and electric roller door to front aspect.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk