



Elliot Heath
ESTATE AGENTS

5 Chestnut Avenue, Ware
Guide Price **£750,000**

5 Chestnut Avenue

Ware, Ware

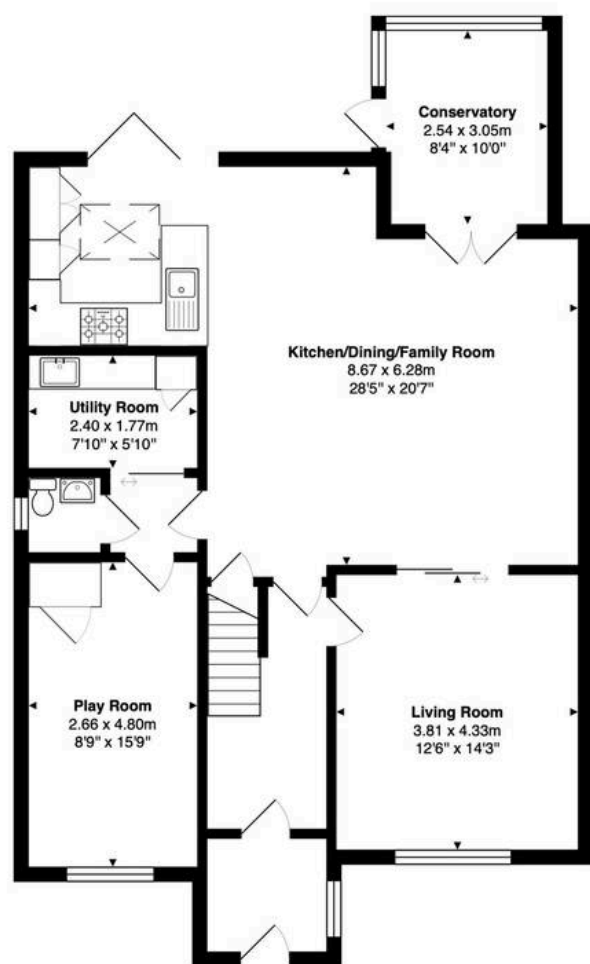
Substantial 5-bed home, playroom, open-plan kitchen/dining/family room, main bedroom ensuite, landscaped garden, off-street parking. Close to town centre, schools, & train station.
Council Tax band: D

Tenure: Freehold

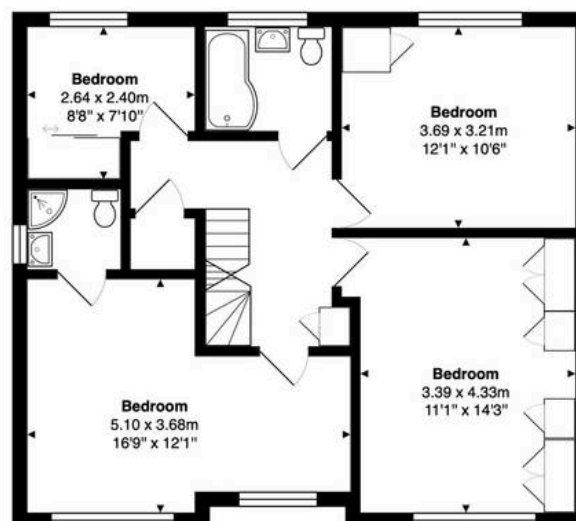
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

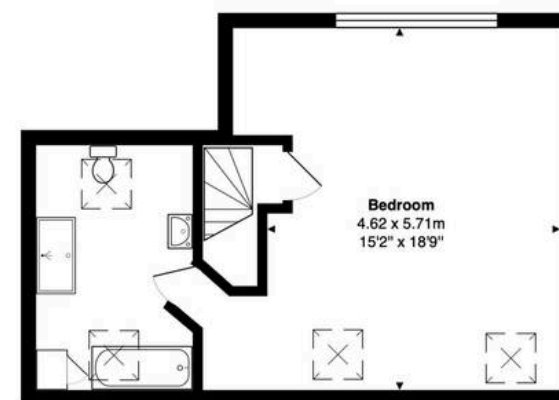




Ground Floor
Area: 102.0 m² ... 1098 ft²



First Floor
Area: 65.4 m² ... 704 ft²



Second Floor
Area: 41.5 m² ... 447 ft²

Total Area: 208.9 m² ... 2249 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 double glazed window, wood flooring and door to:

Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, doors to:

Living Room

12' 6" x 14' 2" (3.81m x 4.33m)

With double glazed window to front aspect, radiator, wood panelling to one wall, feature fireplace, sliding doors to:

Kitchen/Dining/ Family Room

28' 5" x 20' 7" (8.67m x 6.28m)

Dining/Family Room

With wood flooring, underfloor heating, built in storage cupboard, door to conservatory and inner lobby and open plan to:

Kitchen

With double glazed bi fold doors opening onto the rear garden together with a skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, wood flooring, underfloor heating.

Conservatory

8' 4" x 10' 0" (2.54m x 3.05m)

Of brick and double glazed construction with double doors opening on to the rear garden.

Inner Lobby

With doors to:

Play Room

8' 9" x 15' 9" (2.66m x 4.80m)

With double glazed window to front aspect, radiator, wood flooring.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, radiator.



Utility

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliance, wood flooring.

First Floor Landing

With stairs rising to first floor landing, two built in storage cupboards and doors to:

Bedroom Two

16' 9" x 12' 1" (5.10m x 3.68m)

With two double glazed windows to front aspect, radiator, door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Three

11' 1" x 14' 2" (3.39m x 4.33m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Four

12' 1" x 10' 6" (3.69m x 3.21m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

Bedroom Five

8' 8" x 7' 10" (2.64m x 2.40m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard with sliding doors, wood effect flooring.

Family 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, fully tiled, heated towel rail.





Second Floor Landing

With door to:

Bedroom One

15' 2" x 18' 9" (4.62m x 5.71m)

With double glazed window to rear aspect and two Velux windows to front aspect, access to eaves storage, radiator, air conditioning unit, door to:

En Suite

With two Velux windows. Fitted with a suite comprising panel enclosed bath, separate walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

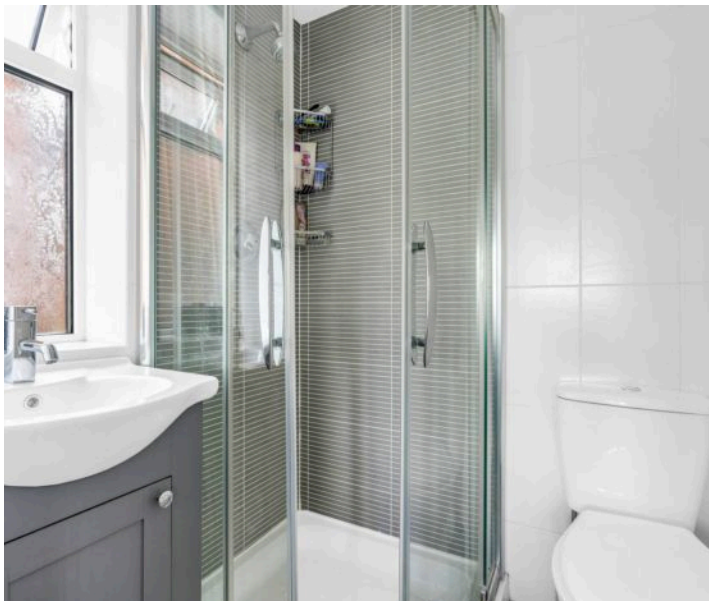
Rear Garden

Immaculately landscaped and low maintenance rear garden is of a good size with mature planting, large patio seating area and gated access to the front.

Driveway

3 Parking Spaces

Large frontage providing off street parking for numerous vehicles.







Elliot Heath Estate Agents

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