



Elliot Heath
ESTATE AGENTS

1 Chauncy Close, WARE
Guide Price £660,000

1 Chauncy Close

WARE, Ware

Extended 4-bed, shower room, large living room, dining room, kitchen, utility, main bed with walk-in wardrobe & en suite, drive, garage, garden. Near schools & amenities.

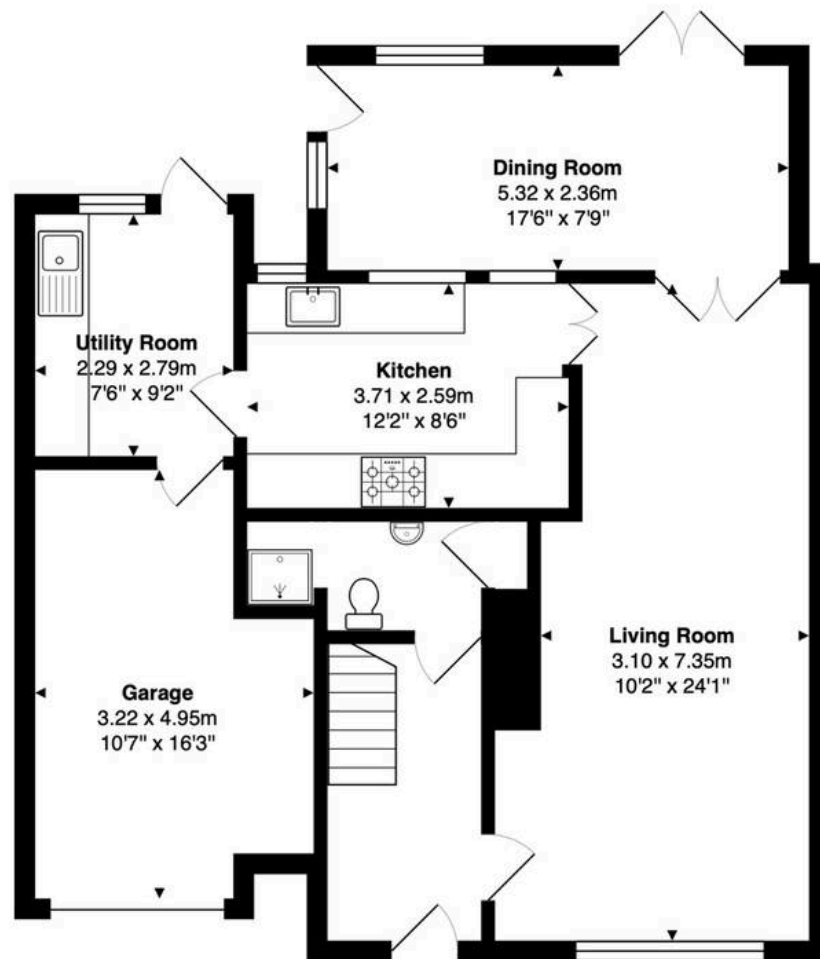
Council Tax band: E

Tenure: Freehold

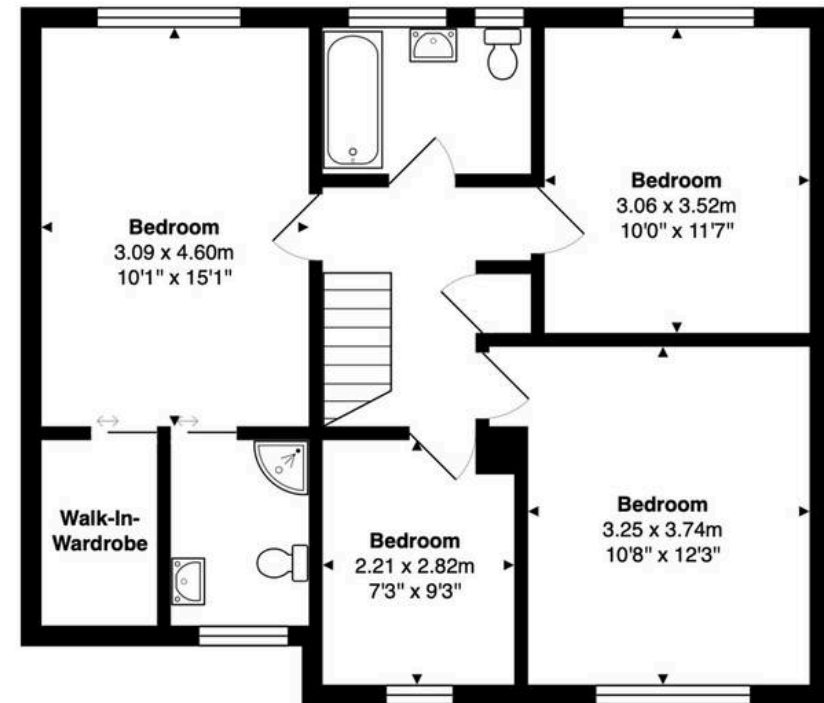
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 80.8 m² ... 869 ft²



First Floor
Area: 64.7 m² ... 696 ft²

Total Area: 145.4 m² ... 1565 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 stairs rising to first floor landing, wood effect flooring, radiator, doors to:

Shower Room

Fitted with a suite comprising tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, radiator.

Living Room

10' 2" x 24' 1" (3.10m x 7.35m)

With double glazed window to front aspect, two radiators, feature fireplace, wood effect flooring, double doors to the kitchen and double doors to:

Dining Room

17' 5" x 7' 9" (5.32m x 2.36m)

Dual aspect with double glazed windows, double doors and single door to the rear garden, openings to the kitchen, radiator, wood effect flooring.

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

With double glazed window to the rear garden and openings into the dining room. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor hood over, space for fridge/freezer, integrated dishwasher, tiled flooring, radiator, door to:

Utility

7' 6" x 9' 2" (2.29m x 2.79m)

With double glazed window and door to the rear garden and door to the garage. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled flooring.



First Floor Landing

With built in storage cupboard, radiator, access to fully boarded loft, door to:

Bedroom One

10' 2" x 15' 1" (3.09m x 4.60m)

With double glazed window to rear aspect, radiator, sliding doors to:

Walk in Wardrobe

Fitted with shelving and hanging units.

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, dual flush wc, fully tiled, radiator.

Bedroom Two

10' 8" x 12' 3" (3.25m x 3.74m)

With double glazed window to front aspect, radiator.

Bedroom Three

10' 0" x 11' 7" (3.06m x 3.52m)

With double glazed window to rear aspect, radiator.

Bedroom Four

7' 3" x 9' 3" (2.21m x 2.82m)

With double glazed window to front aspect, radiator.

Bathroom

With two double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, radiator.





REAR GARDEN

Generous rear garden with large decked seating area with the remainder laid to lawn with mature planting and timber garden shed.

GARAGE

Single Garage

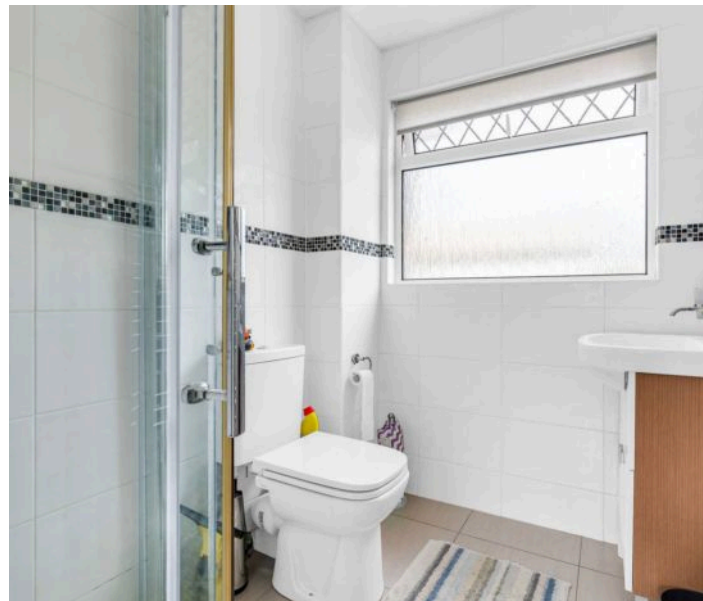
Integral garage measuring approximately 3.22 x 4.95 (10'7 x 16'3) with up and over door to front aspect and personnel door giving access to the utility.

DRIVEWAY

3 Parking Spaces

Block paved driveway providing off street parking for several vehicles.

EV CHARGING







Elliot Heath Estate Agents

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