



Elliot Heath
ESTATE AGENTS

18 Beechfield Road, Ware

Guide Price **£550,000**

18 Beechfield Road

Ware, Ware

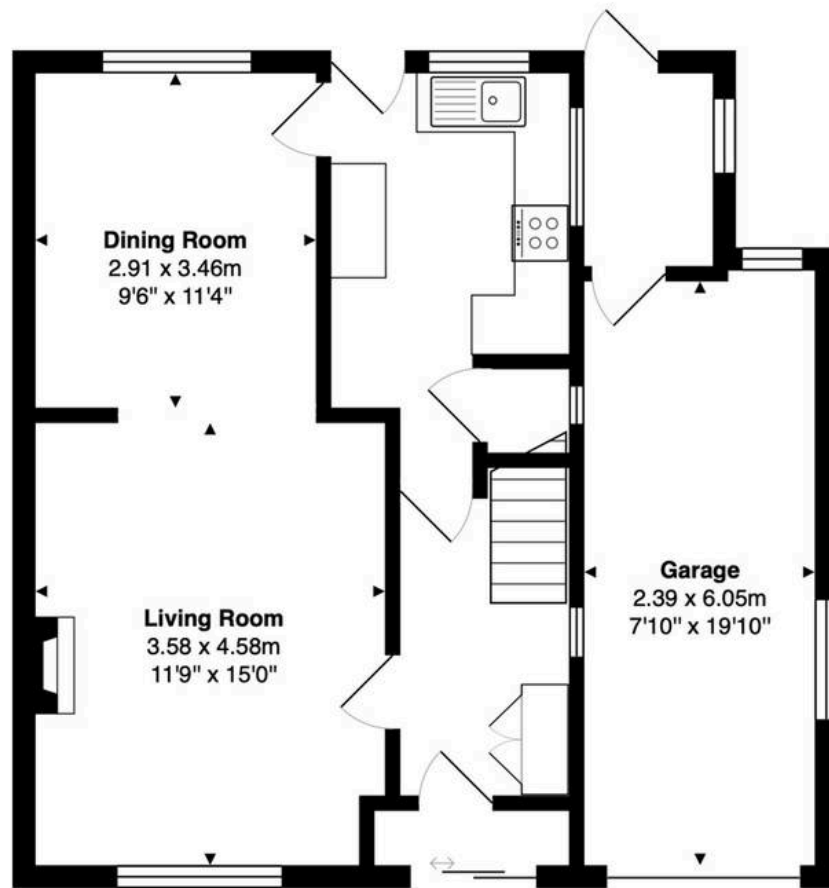
Extended 4-bed semi Jest and Ruskin built home spacious rooms, front and rear gardens, garage, & potential for extension. Located close to Ware town centre and Priors Wood School. No onward chain. Council Tax band: D

Tenure: Freehold

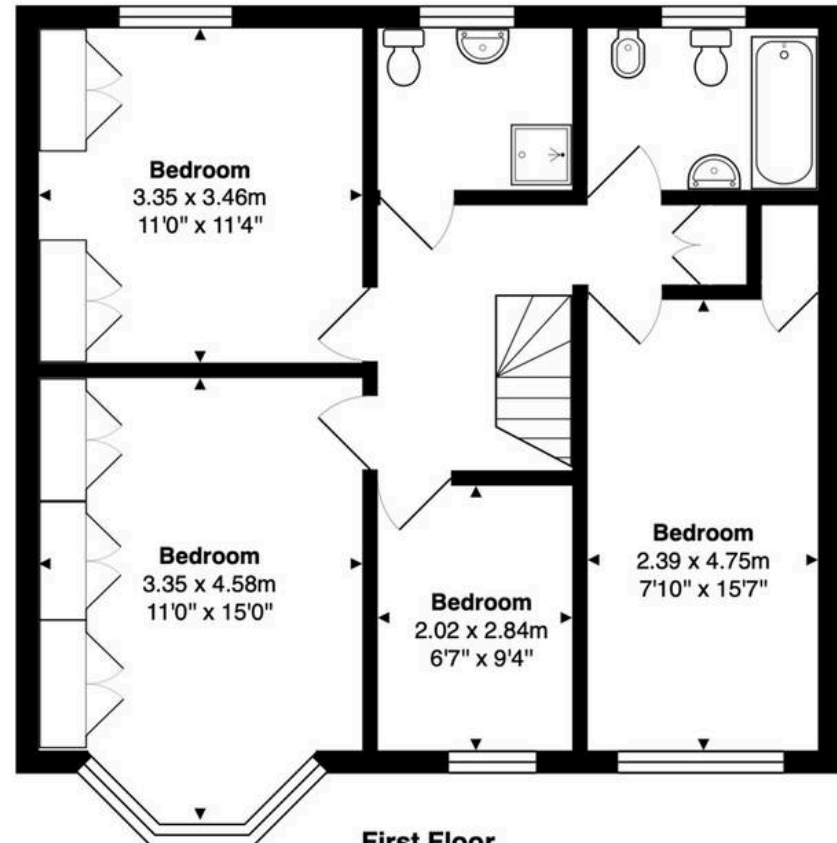
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 64.1 m² ... 690 ft²



First Floor
Area: 61.6 m² ... 663 ft²

Total Area: 125.8 m² ... 1354 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 sliding doors and front entrance door to:

Entrance Hall

With built in storage cupboard, stairs rising to first floor landing, radiator, doors to:

Living Room

15' 0" x 11' 9" (4.58m x 3.58m)

With double glazed window to front aspect, radiator, feature fireplace, open to:

Dining Room

11' 4" x 9' 7" (3.46m x 2.91m)

With double glazed window to rear aspect, radiator, fitted display cabinets to one wall, door to:

Kitchen

With double glazed window and door to the rear garden and single glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, tile effect flooring, built in pantry cupboard, radiator.

First Floor Landing

With built in airing/storage cupboard, doors to:

Bedroom One

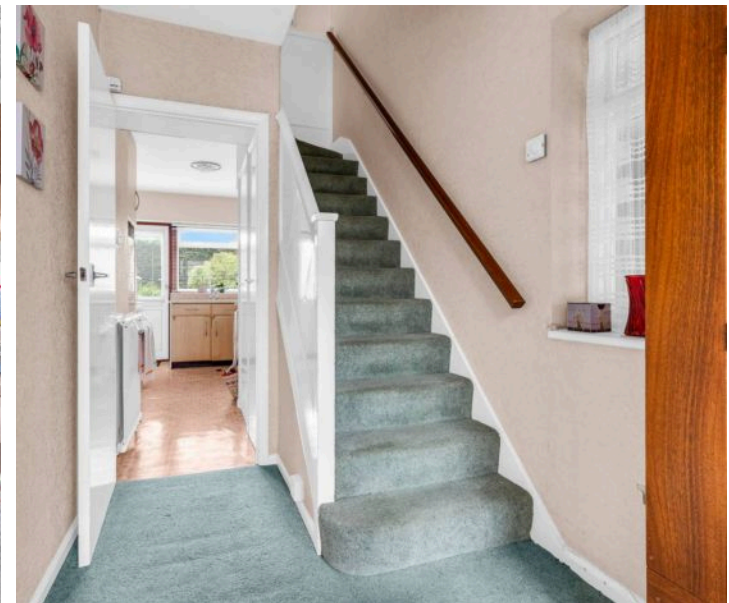
15' 0" x 11' 0" (4.58m x 3.35m)

With double glazed bay window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

11' 4" x 11' 0" (3.46m x 3.35m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.



Bedroom Three

15' 7" x 7' 10" (4.75m x 2.39m)

With double glazed window to front aspect, two radiators, built in storage cupboard.

Bedroom Four

9' 4" x 6' 8" (2.84m x 2.02m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, bidet, tiled walls, tile effect flooring, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising walk in shower, pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator/heated towel rail.





FRONT GARDEN

Attractively planted front garden with side access to the gated rear garden.

REAR GARDEN

Heavily stocked mature rear garden affording much privacy mainly laid to lawn with large patio seating area.

DRIVEWAY

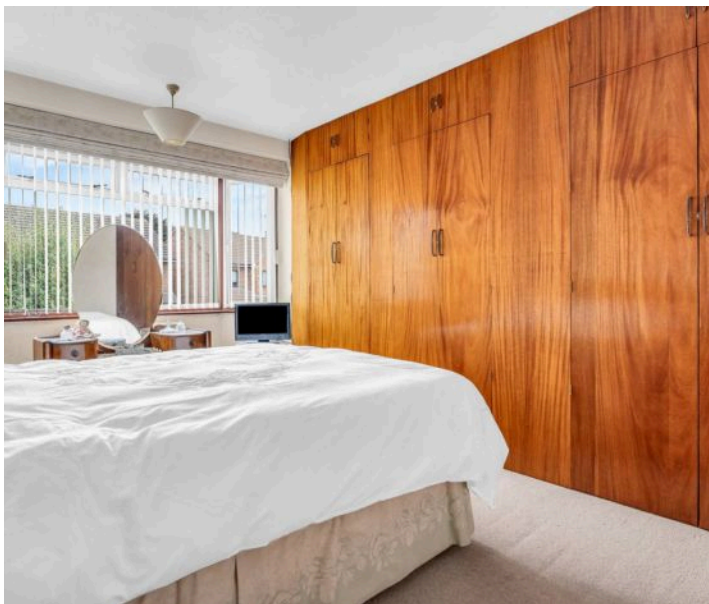
2 Parking Spaces

Block paved driveway providing off street parking.

GARAGE

Single Garage

Measuring approximately 2.39 x 6.05 (7'10 x 19'10) with up and over door to front aspect and windows to side and rear aspect, personnel door to storage/utility area with vent for tumble dryer. 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