



**Elliot Heath**  
ESTATE AGENTS

125 Heath Drive, Ware



# 125 Heath Drive

Ware, Ware

Spacious 2-bed bungalow with open plan living, conservatory, modern shower room, and mature garden. Located in Kingshill development near Ware town centre and railway station. No onward chain. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

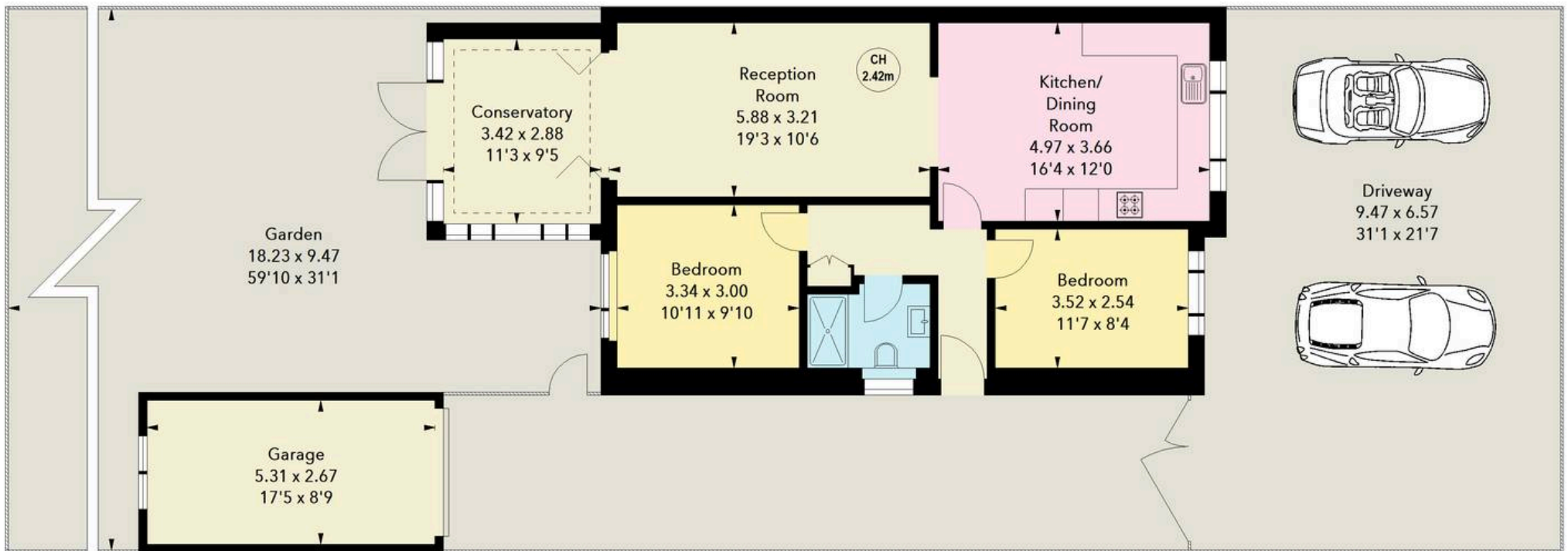


## Heath Drive, SG12

Approximate Area = 93.18 sq m / 1003 sq ft  
(Including Garage)

Garage Area = 14.03 sq m / 151 sq ft

Key :  
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography



**Entrance Hall**

With wood flooring, radiator, built in storage cupboard and doors to:

**Kitchen/Dining Room**

16' 4" x 12' 0" (4.97m x 3.66m)

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 double oven, hob with extractor over, appliance space, tiled splash back areas, wood flooring, radiator, open to:

**Reception Room**

19' 3" x 10' 6" (5.88m x 3.21m)

With wood flooring, two radiators, feature fireplace, open to:

**Conservatory**

11' 3" x 9' 5" (3.42m x 2.88m)

Of double glazed and brick construction with double doors opening onto the rear garden, tiled flooring, radiator.

**Bedroom One**

11' 0" x 9' 10" (3.35m x 3.00m)

With double glazed window to rear aspect, radiator.

**Bedroom Two**

11' 7" x 8' 4" (3.52m x 2.54m)

With double glazed window to front aspect, radiator.

**Shower Room**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.







### **FRONT GARDEN**

Attractively planted front garden and gated access to the rear garden.

### **REAR GARDEN**

The mature rear garden is of a good size and mainly laid to lawn with heavily stocked borders a patio seating areas.

### **DRIVEWAY**

3 Parking Spaces

Block paved driveway providing off street parking for several vehicles and gated access to the detached garage.

### **GARAGE**

Single Garage

Detached garage measuring approximately 5.31 x 2.67 (17'5 x 8'9)







## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)