



Elliot Heath
ESTATE AGENTS

20 The Ridgeway, Ware
Guide Price £625,000

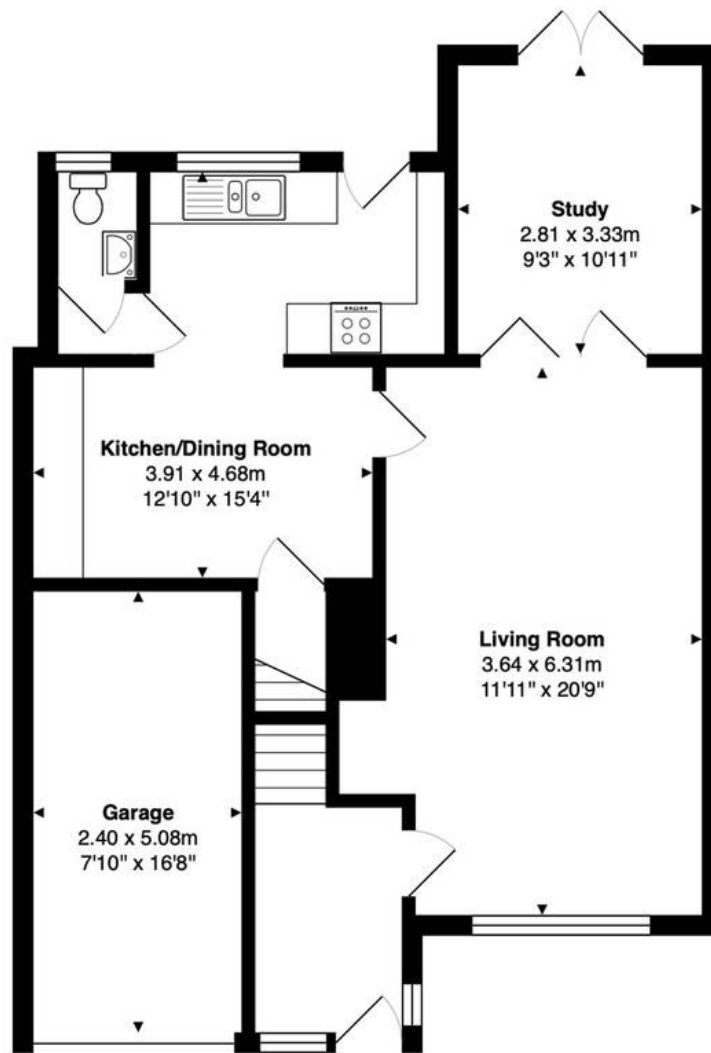
20 The Ridgeway

Ware, Ware

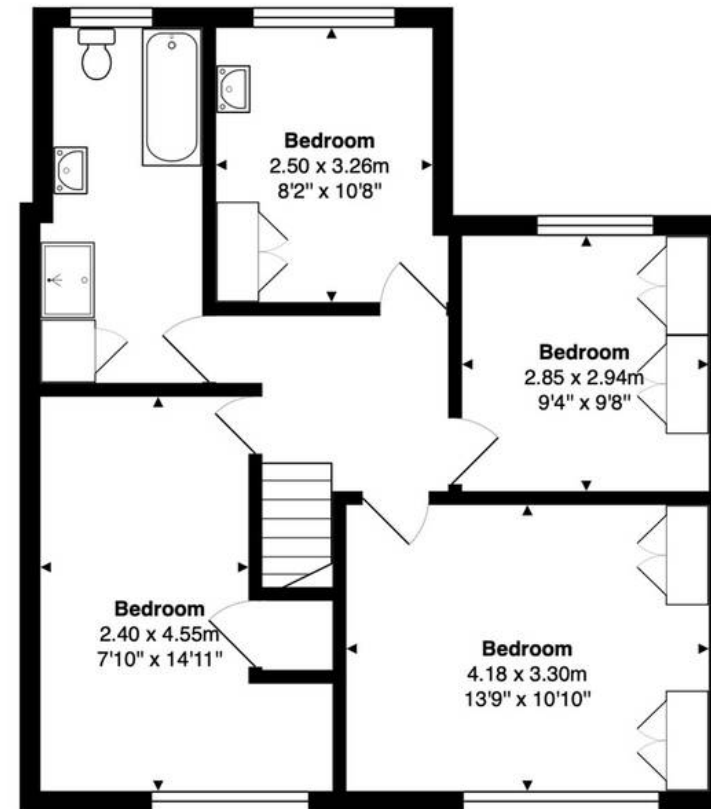
Spacious 4-bed semi in prime location, ideal for modernisation & expansion (STPP). Living room, study, kitchen/diner, wc, family bath. Driveway, garage, mature garden, near schools, shops, station. Council Tax band: E

Tenure: Freehold





Ground Floor
Area: 73.6 m² ... 793 ft²



First Floor
Area: 59.9 m² ... 645 ft²

Total Area: 133.5 m² ... 1437 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 double glazed windows to front aspect, stairs rising to first floor landing, radiator, wood effect flooring, doors to:

Living Room

11' 11" x 20' 8" (3.64m x 6.31m)

With double glazed window to front aspect, radiator, feature fireplace, door to kitchen/dining room, double multi pane glazed doors to:

Study

9' 3" x 10' 11" (2.81m x 3.33m)

With double glazed double doors opening onto the rear garden, radiator.

Kitchen/Dining Room

12' 10" x 15' 4" (3.91m x 4.68m)

With double glazed window and double glazed door to the rear garden. 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, integrated microwave, appliance space. wood effect flooring, radiator, door to:

Inner Lobby

With door to:

Downstairs WC

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

First Floor Landing

With loft access and doors to:

Bedroom One

13' 9" x 10' 10" (4.18m x 3.30m)

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



Bedroom Two

7' 10" x 14' 11" (2.40m x 4.55m)

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

Bedroom Three

9' 4" x 9' 8" (2.85m x 2.94m)

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

Bedroom Four

8' 2" x 10' 8" (2.50m x 3.26m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, vanity unit with inset wash hand basin.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator.





FRONT GARDEN

Front garden laid to lawn with attractive planting and gated access to the rear garden.

REAR GARDEN

The rear garden is of a good size with a patio seating and steps up to the lawn with mature heavily stocked borders, there are two further paved areas to the rear of the garden one of which house a timber summerhouse.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for several vehicles.

GARAGE

Single Garage

Integral garage measuring approximately 2.40 x 5.08 (7'10 x 16'8) with roller door to front aspect.







Elliot Heath Estate Agents

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