



Elliot Heath
ESTATE AGENTS

31 North Drive, High Cross
Guide Price £700,000

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High Cross, Ware

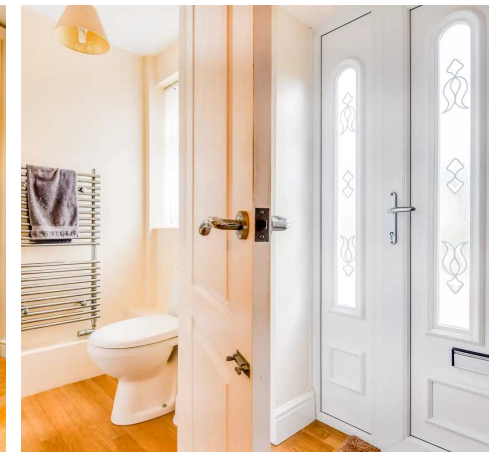
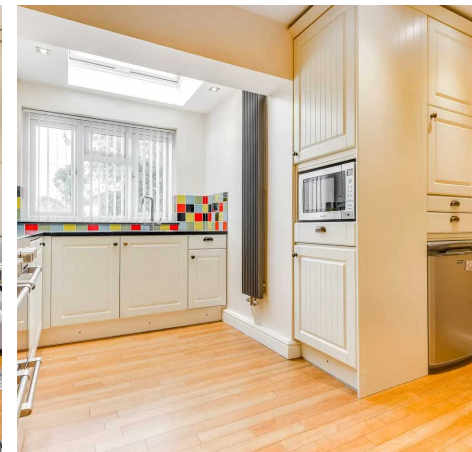
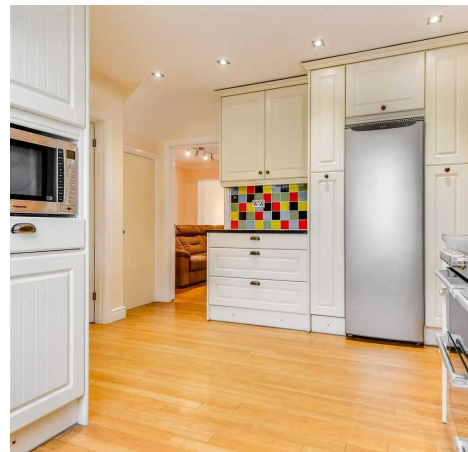
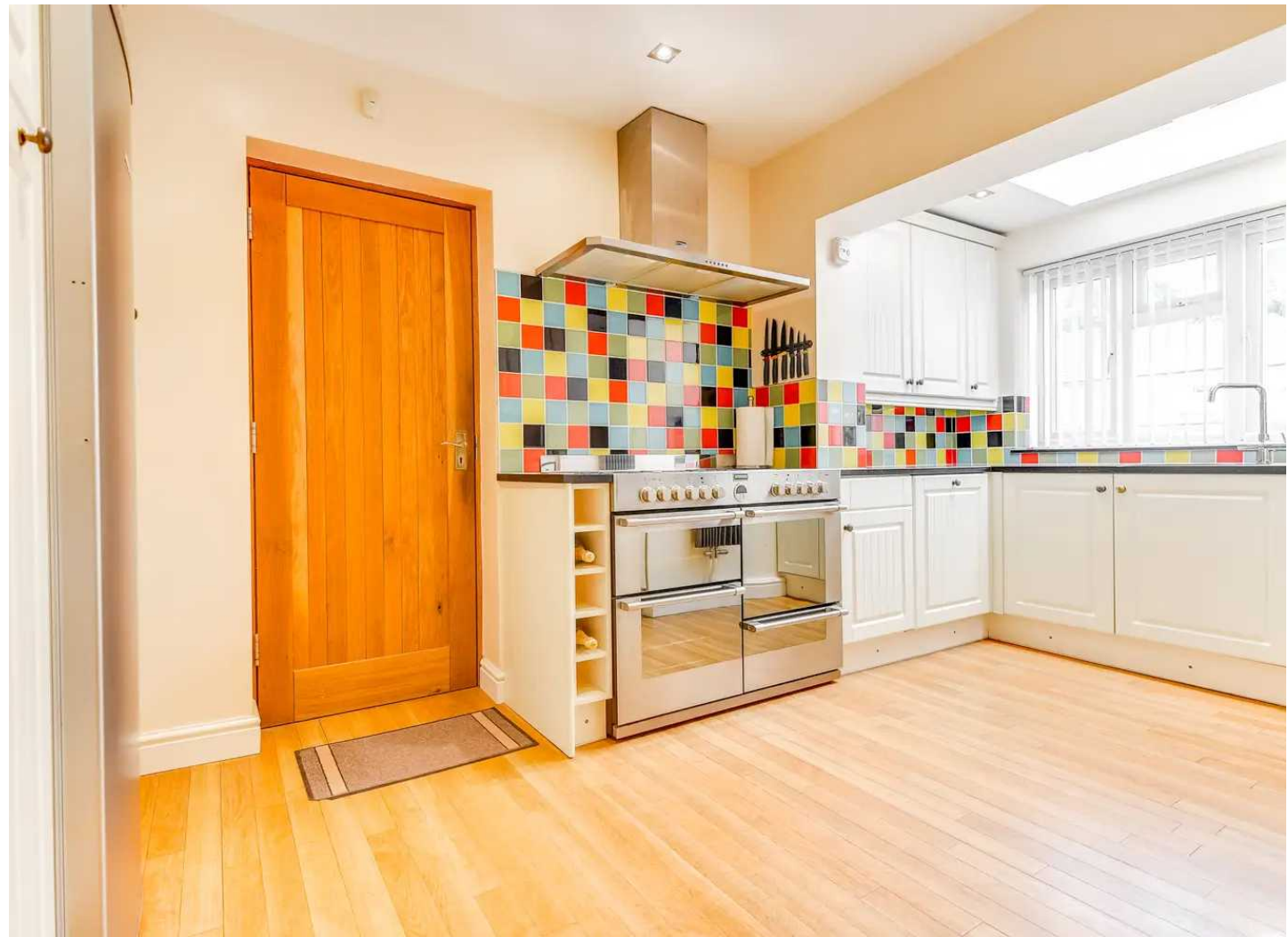
Rarely available 4-bed family home in High Cross village near Ware. 2 bathrooms, 2 reception rooms, loft room, garden, workshop, garage, and driveway. Close to Ware, Hertford, Buntingford. Good schools. Call 01920 293333 for viewing.

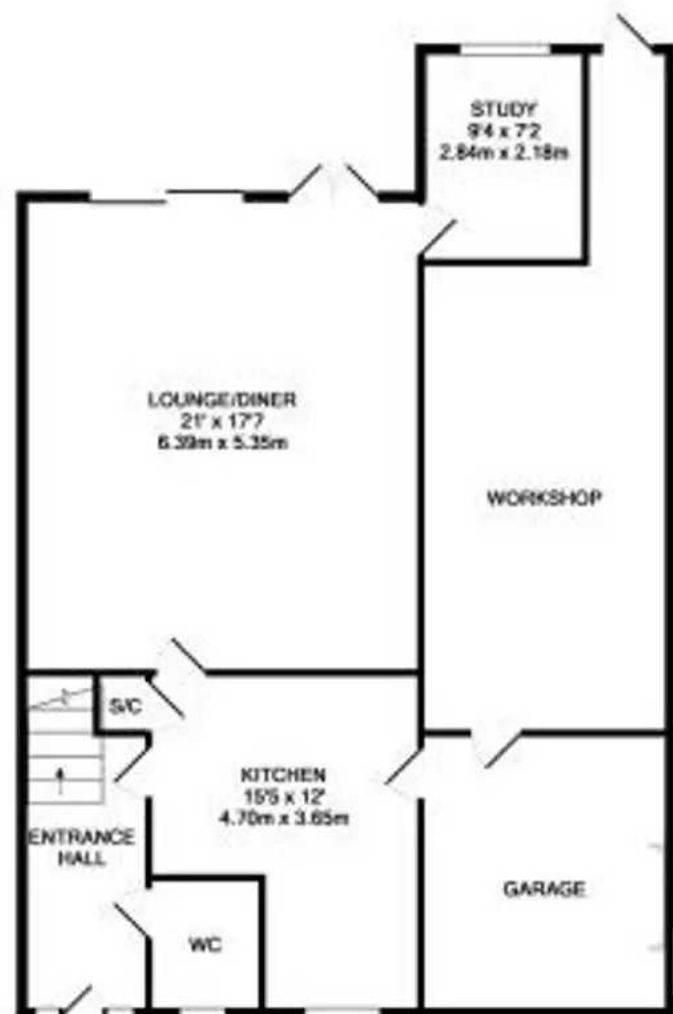
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





LOFT ROOM
APPROX. FLOOR
AREA 168 SQ. FT.
(15.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1800 SQ. FT. (167.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 620/5

Entrance Hall

With double glazed windows to front aspect, stairs rising to first floor landing, wood flooring, radiator, doors to:

Downstairs WC

With double glazed window to front aspect. Fitted with a suite comprising dual flush, wc, wall hung wash hand basin, chrome heated towel rail, wood flooring.

Kitchen

15' 5" x 12' 0" (4.70m x 3.66m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over, space for range style cooker with extractor over, appliance space, built in storage cupboard, tiled splash back areas, wood flooring. Door to garage and door to:

Lounge/Diner

21' 0" x 17' 7" (6.40m x 5.36m)

With double glazed doors and windows to rear aspect over looking the garden, radiator, wood flooring.

Study

9' 4" x 7' 2" (2.84m x 2.18m)

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

First Floor Landing

With stairs to loft room and doors to:

Bedroom One

11' 0" x 10' 0" (3.35m x 3.05m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards, door to:

En Suite Shower Room

With skylight window. Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, Chrome heated towel rail, tiled splash back areas.

Bedroom Two

11' 8" x 7' 3" (3.56m x 2.21m)

With double glazed window to front aspect, radiator.



Bedroom Two

11' 8" x 7' 3" (3.56m x 2.21m)

With double glazed window to front aspect, radiator.

Bedroom Three

11' 8" x 7' 3" (3.56m x 2.21m)

With double glazed window to rear aspect, radiator.

Bedroom Four

11' 9" x 7' 0" (3.58m x 2.13m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to front aspect. 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, tiled splash back areas, chrome heated towel rail.

Loft Room

17' 7" x 9' 7" (5.36m x 2.92m)

With two Velux windows, radiator, doors to eaves storage.





REAR GARDEN

The rear garden is of a very good size and is mainly laid to lawn with mature flower and shrub borders.

GARAGE

4 Parking Spaces

Driveway providing off street parking and access to the integral garage together with the very generous workshop.







Elliot Heath Estate Agents

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