



**Elliot Heath**  
ESTATE AGENTS

**6 Christopher Court**  
Ware SG12 9XD

**Guide Price £730,000**



Elliot Heath are delighted to offer this stunning three-bedroom riverside home that forms part of this award-winning development positioned in the heart of Ware's town centre. The property is offered in exceptional condition and offers a well-designed living space with quality fixtures and fittings. The property enjoys a refitted kitchen/dining room, dual aspect reception room, three bedrooms with an en suite to the main bedroom together with a family shower room, sunny landscaped gardens, garage, and parking to the rear. As previously mentioned, the property is set in the centre of Ware just minutes from the high street and mainline station serving London's Liverpool Street. Call 01920 29 33 33 to arrange your viewing.





## ACCOMMODATION

### ENTRANCE HALLWAY

Tiled flooring with underfloor heating, radiator with cover, stairs rising to first floor landing, open to kitchen/dining room and doors to:

### CLOAKROOM/UTILITY ROOM

With double glazed window. Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, built in utility cupboard with space and plumbing for washing machine and tumble dryer, tiled flooring with underfloor heating.

### RECEPTION ROOM 19' 7" x 11' 10" (5.96m x 3.60m)

Dual aspect with windows to front and rear aspect, radiator, feature fireplace, wood flooring.

### KITCHEN/DINING ROOM 19' 7" x 18' 6" (5.96m x 5.63m)

Triple aspect with windows to front, rear and side aspect together with double doors opening onto the garden. Beautifully refitted with an extensive range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, space for a range style cooker with extractor over, integrated appliances, built in storage cupboard, two radiators, tiled flooring with underfloor heating, built in seating area to the dining room, cabinet housing TV.

### FIRST FLOOR LANDING

With window to rear aspect and doors to:

### BEDROOM ONE 13' 3" x 12' 8" (4.04m x 3.86m)

With window to front aspect, built in wardrobe cupboards, radiator, door to:

### EN SUITE BATHROOM

With window to side aspect. Fitted with a suite comprising tiled enclosed bath, dual flush wc, pedestal wash hand basin, fully tiled, radiator.

### BEDROOM TWO 11' 10" x 10' 3" (3.60m x 3.12m)

With windows to front aspect, radiator.

### BEDROOM THREE 8' 11" x 8' 5" (2.72m x 2.56m)

With window to rear aspect, radiator.



### SHOWER ROOM

With window to rear aspect. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls and flooring, chrome heated towel rail.

### OUTSIDE

The property benefits from front and rear gardens. The front garden is mainly laid shingle with gated access to the gardens which extend to the side and rear of the property, with two patio seating areas, an outside kitchen area with the remainder of the garden being laid to lawn with mature hedges. There is also gated rear access which leads to the garage which is next to the property, light and power connected. The property also benefits from allocated parking and two visitors spaces.

### EPC

EPC Rating D.

### AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.









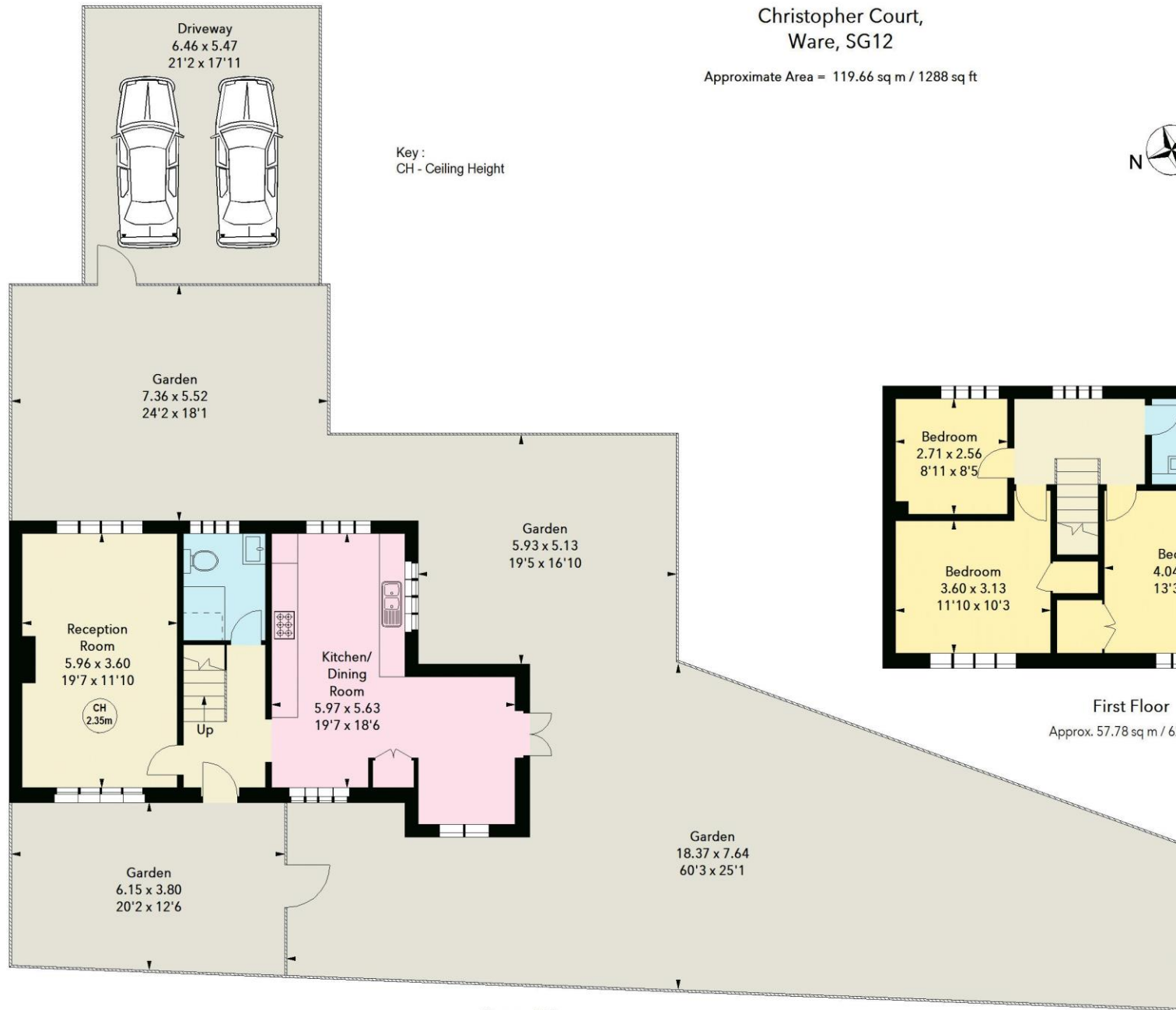


Christopher Court,  
Ware, SG12

Approximate Area = 119.66 sq m / 1288 sq ft

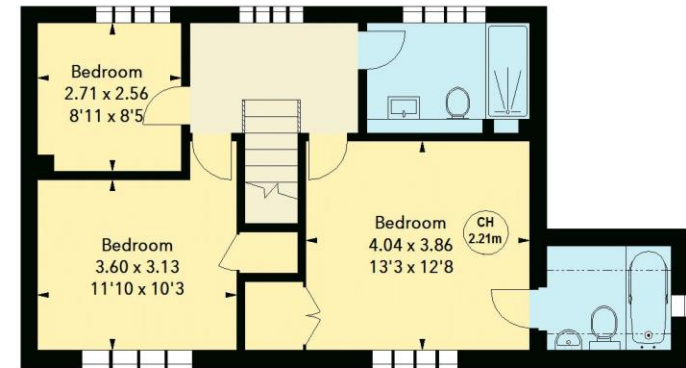


Key :  
CH - Ceiling Height



Ground Floor

Approx. 61.87 sq m / 666 sq ft



First Floor

Approx. 57.78 sq m / 622 sq ft

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





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