



Elliot Heath
ESTATE AGENTS

Pentland House 6 Chadwell Rise
Ware SG12 9LA

Guide Price £925,000

Elliot Heath are delighted to offer the rare opportunity to acquire this spacious 1930's four-bedroom detached home set in a generous plot on the sought-after south side of Ware. The property is set in a wonderful elevated tucked away position enjoying lovely views over Ware, within easy walking distance of Ware's town centre, mainline station, and the popular Presdales School. The accommodation includes spacious entrance hall, reception room, dining room, study, downstairs cloakroom, kitchen/dining room and to the first floor four bedrooms and a family bathroom with the main bedroom benefiting from a dressing area and en suite. Externally the property has off street parking for several vehicles, leading to a double garage with up and over door. Side access leads to the rear garden which is incredibly private, mostly laid to lawn with mature flower and shrub borders and large patio seating area. To arrange your appointment to view please call 01920 29 33 33.





ACCOMMODATION

ENTRANCE LOBBY

With double glazed windows to front aspect, door to:

GENEROUS ENTRANCE HALLWAY

With stairs rising to first floor landing, under stairs storage cupboard, radiator, panelled walls, doors to:

RECEPTION ROOM 16' 9" x 14' 3" (5.10m x 4.34m)

With double glazed bay window to front aspect, radiator, wood flooring, feature fireplace, built in cupboards and shelving to alcoves, picture rail, coving to ceiling.

DINING ROOM 13' 11" x 12' 4" (4.24m x 3.76m)

Dual aspect with double glazed windows to side aspect and double doors opening onto the rear garden, radiator, feature fireplace.

KITCHEN/DINING ROOM 19' 9" x 14' 0" (6.02m x 4.26m)

Dual aspect with double glazed windows to rear and side aspect, double doors opening onto the rear garden and door opening to the side. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, two built in ovens with hob and extractor over, space for American style fridge freezer, appliance space, tiled splash back areas, tiled flooring, radiator.

STUDY 13' 4" x 8' 2" (4.06m x 2.49m)

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

DOWNSTAIRS CLOAKROOM

With double glazed window to side aspect. Fitted with a suite comprising, wc, wash hand basin and radiator.

FIRST FLOOR LANDING

With double glazed window to side aspect and doors to:

BEDROOM ONE 16' 6" x 14' 3" (5.03m x 4.34m)

With double glazed bay window to front aspect, radiator, wood flooring, fitted wardrobe cupboards, open to:

DRESSING AREA 8' 0" x 7' 7" (2.44m x 2.31m)

With double glazed window to front aspect, radiator, wood flooring, fitted wardrobe cupboards, open to:



EN SUITE SHOWER ROOM

With double glazed window to side aspect. Fitted with a suite comprising shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, tiled walls, tiled flooring, radiator.

BEDROOM TWO 19' 2" x 13' 5" (5.84m x 4.09m)

With two double glazed window to rear aspect, two radiators, built in storage cupboard, wood flooring.

BEDROOM THREE

Dual aspect with double glazed windows to rear and side aspect, radiator, fitted wardrobe cupboards,

BEDROOM FOUR 8' 3" x 7' 7" (2.51m x 2.31m)

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

FAMILY BATHROOM

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bat, separate shower cubicle, low flush wc, pedestal wash hand basin, fully tiled walls, tiled flooring, radiator.

OUTSIDE

To the front the property has a mature well stocked front garden with off street parking to the side which leads to a detached double garage with pedestrian access to the rear together with gated access to the rear garden from both sides of the property. The rear garden is predominantly laid to lawn with numerous patio seating area and is planted with mature trees, plants and shrubs.

EPC

EPC to follow.

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.







**Pentland,
Chadwell Rise, SG12**

Approximate Area = 209.03 sq m / 2250 sq ft
(Including Garage)
Garage
26.48 sq m / 285 sq ft



Key :
CH - Ceiling Height

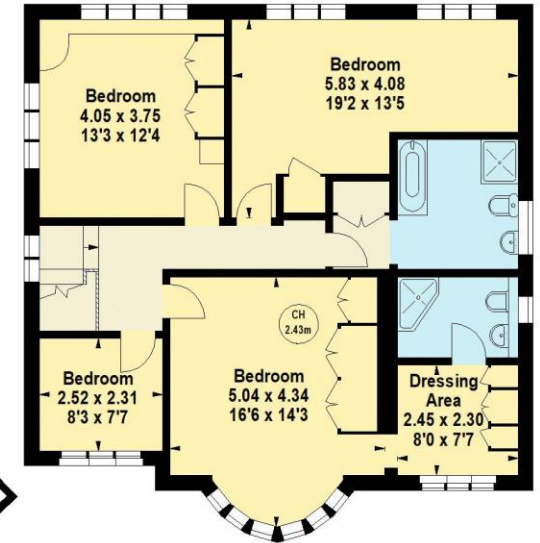


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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