

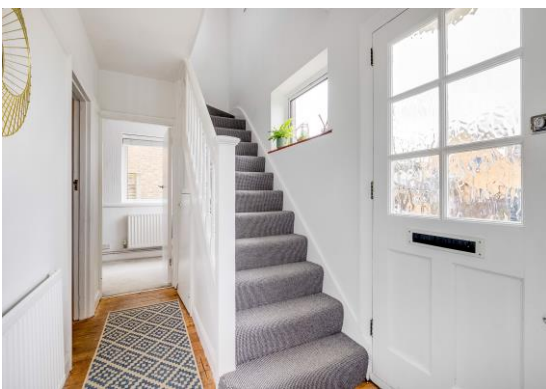


Elliot Heath
ESTATE AGENTS

7 Cromwell Road
Ware SG12 7JS

Guide Price £700,000

Elliot Heath are pleased to offer this recently updated and refurbished four bedroom detached family home benefiting from spacious accommodation to include two reception rooms, kitchen/dining room, utility room, downstairs cloakroom, study and to the first floor master bedroom with en suite shower room, three further bedrooms and family bathroom. The property also benefits from both front and rear gardens with generous room for off street parking. The property is situated to the east of Ware's town centre. Ware itself offers a range of schools, shops, bars, restaurants and for the commuter there is a direct rail link into London Liverpool Street To arrange your appointment to view please call 01920 293333.





ACCOMMODATION

ENTRANCE HALL

With stairs to first floor with under stairs cupboard, radiator, wood flooring, doors to:

RECEPTION ROOM ONE 19' 11" x 11' 0" (6.07m x 3.35m)

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

RECEPTION ROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m)

With radiator, wood flooring, open to:

KITCHEN/DINING ROOM 21' 10" x 9' 10" (6.65m x 2.99m)

With windows, single door and double doors to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink or drainer unit, built in oven, hob with extractor over, integrated appliances, breakfast bar, vertical radiator, tiled flooring, door to:

UTILITY 9' 3" x 5' 6" (2.82m x 1.68m)

With window to rear aspect. Fitted with a range of units, appliance space, door to:

DOWNSTAIRS WC

Fitted with a suite comprising low level wc and wash hand basin.

STUDY 14' 9" x 6' 5" (4.49m x 1.95m)

With dual aspect with windows to front and side aspect and door to side aspect, radiator.

FIRST FLOOR LANDING

With window to front aspect, access to loft space. storage cupboard, radiator.

BEDROOM ONE 15' 7" x 11' 3" (4.75m x 3.43m)

With bay window to front aspect, radiator, door to:

EN SUITE SHOWER ROOM

Fitted with a suite comprising vanity unit with inset wash hand basin, large tiled walk in shower cubicle, dual flush wc, tiled splash back areas, heated towel rail.



BEDROOM TWO 18' 5" x 7' 8" (5.61m x 2.34m)

With window to rear aspect, radiator.

BEDROOM THREE 13' 10" x 7' 9" (4.21m x 2.36m)

Dual aspect with windows to rear and rear aspect, radiator, built in storage cupboard.

BEDROOM FOUR 11' 5" x 8' 6" (3.48m x 2.59m)

With window to rear aspect, radiator.

BATHROOM

With window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, heated towel rail, tiled splash back areas, tiled flooring.

OUTSIDE

The property benefits from a generous driveway providing off street parking with the remainder laid to lawn, gated side access. The rear garden benefits from a patio area, with outside tap, steps up to a further seating area with the remainder laid to lawn.

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.



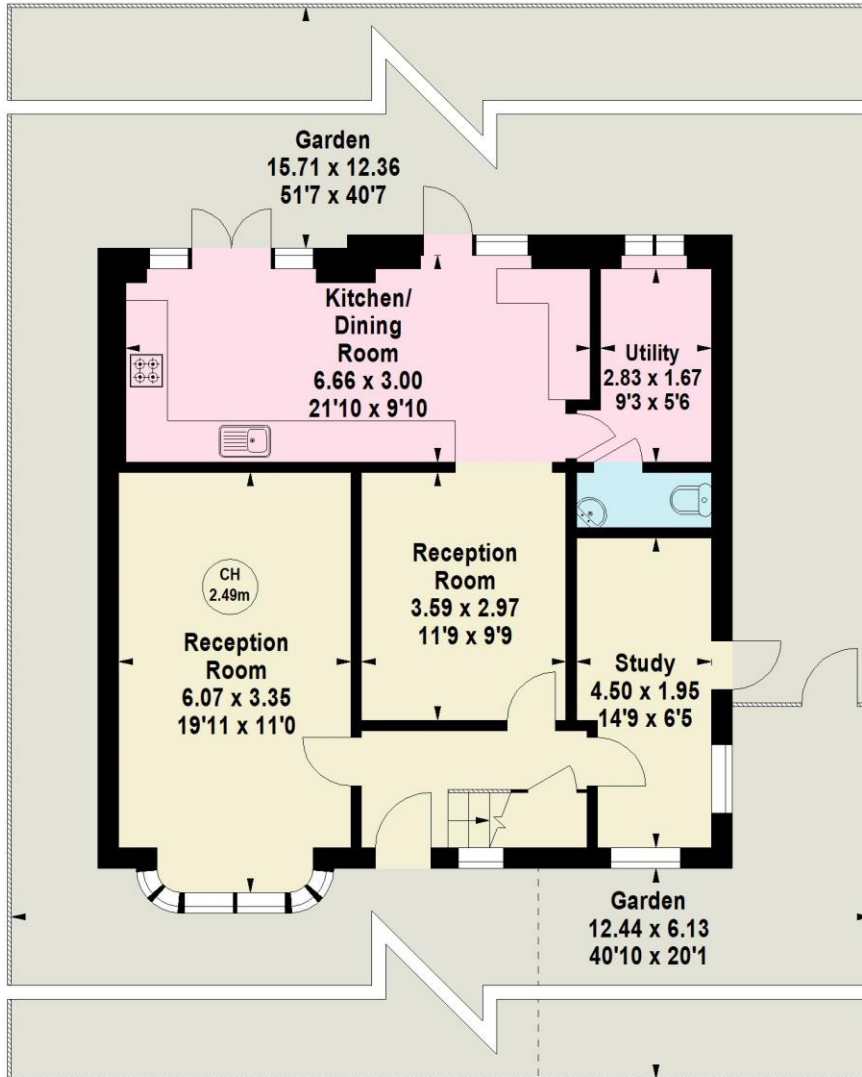




Cromwell Road, SG12

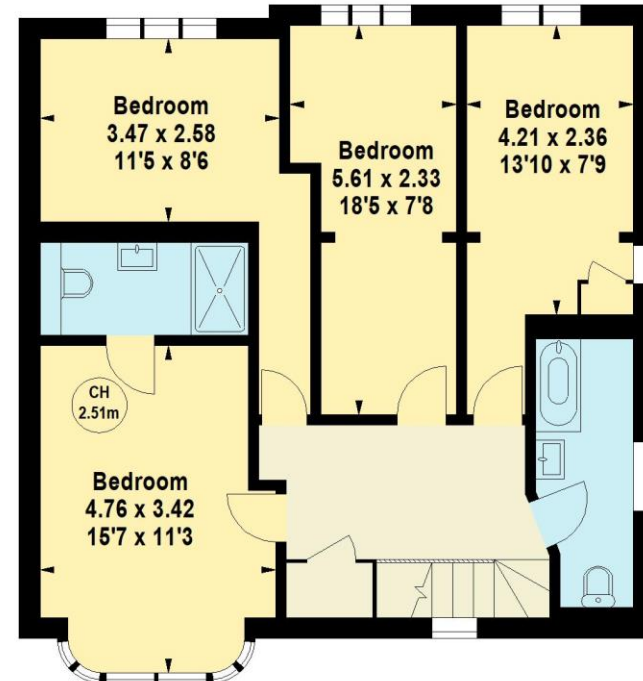
Approximate Area = 147.80 sq m / 1591 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 73.21 sq m / 788 sq ft



First Floor

Approx. 74.60 sq m / 803 sq ft

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