



Elliot Heath
ESTATE AGENTS

126 High Oak Road, WARE
Guide Price **£550,000**

126 High Oak Road

WARE, Ware

Secluded detached bungalow near Ware town centre. Three bedrooms, modern kitchen, spacious reception with direct access to the garden, garage, off-road parking. Walk to station, shops, and amenities.

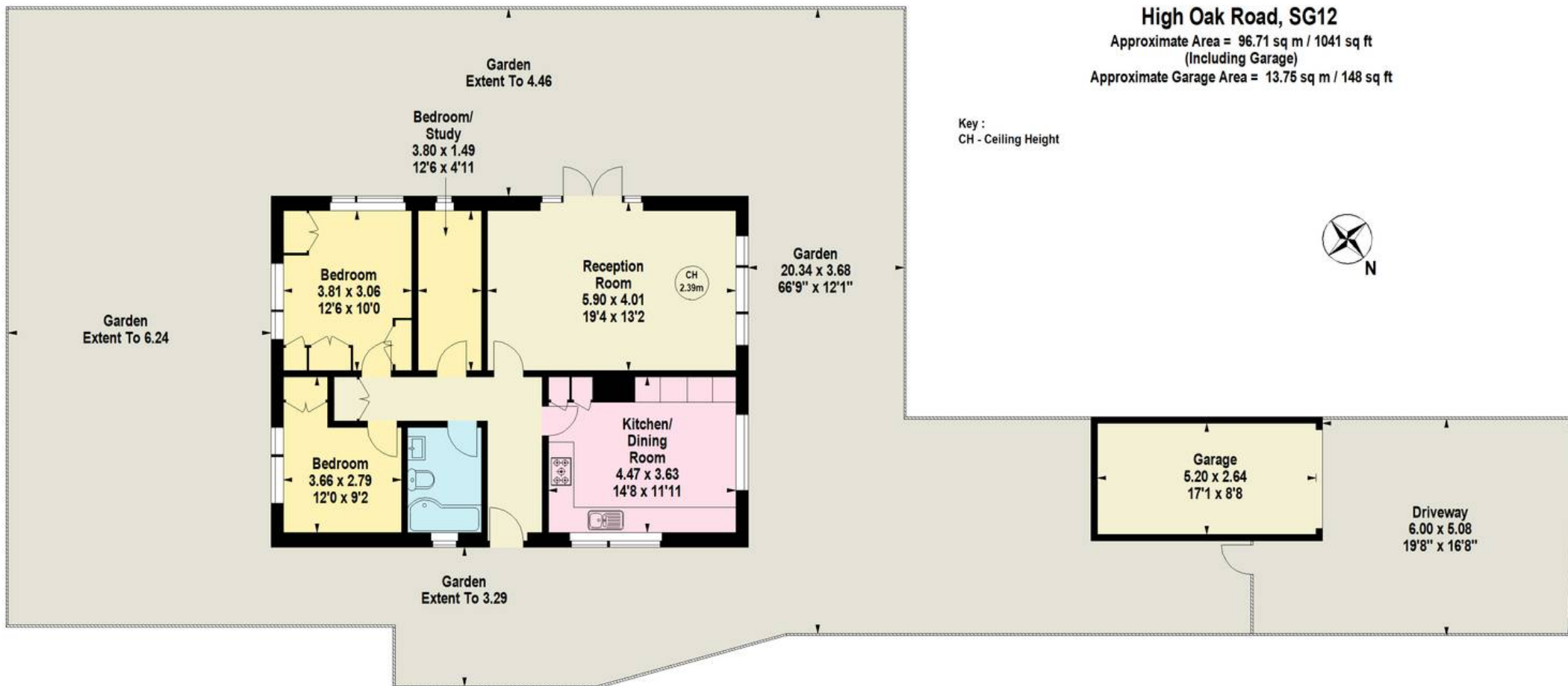
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

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

Entrance Hall

With built in storage cupboard, radiator, wood effect flooring, loft access, doors to:

Kitchen/Dining room

14' 8" x 11' 11" (4.47m x 3.63m)

With double glazed windows to both front and side aspects. Fitted with a range of base and wall storage units with work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit, gas hob with extractor over, integrated appliances including a double electric oven, washing machine, fridge/freezer, dishwasher and wine cooler, tiled splash back areas, built-in storage cupboard housing the combination boiler, wood effect flooring, radiator.

Reception Room

19' 4" x 13' 2" (5.90m x 4.01m)

Dual aspect with double glazed double doors opening onto the garden together with double glazed window to side aspect, radiator, wood effect flooring.

Bedroom One

12' 6" x 10' 0" (3.81m x 3.06m)

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

Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m)

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

Bedroom Three/Study

12' 6" x 4' 11" (3.80m x 1.49m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.





GARDEN

The wrap-around garden is fully enclosed by timber fencing, with a pathway leading from the drive and garage. The extensive south-facing decked area, leading directly from the reception room, is surrounded by mature shrubs, offering privacy and seclusion. The remainder of the plot offers lawns, a range of mature trees and well-stocked raised beds, together with an outside water tap, lighting and power points.

DRIVEWAY

1 Parking Space

Driveway to the front of the property providing off street parking and access to the detached garage.

GARAGE

Single Garage

Detached garage measuring approximately 5.20 x 2.64 (17'1 x 8'8) with up and over door to front aspect, power and light connected.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk