



**Elliot Heath**  
ESTATE AGENTS

**3 Rendelsham Close Wengeo Lane, Ware**  
Guide Price £600,000



## 3 Rendelsham Close Wengeo Lane

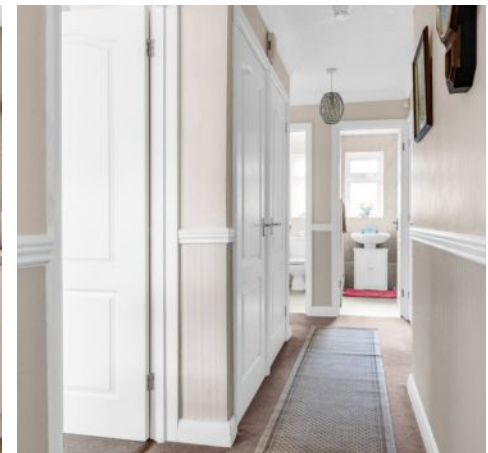
Ware, Ware

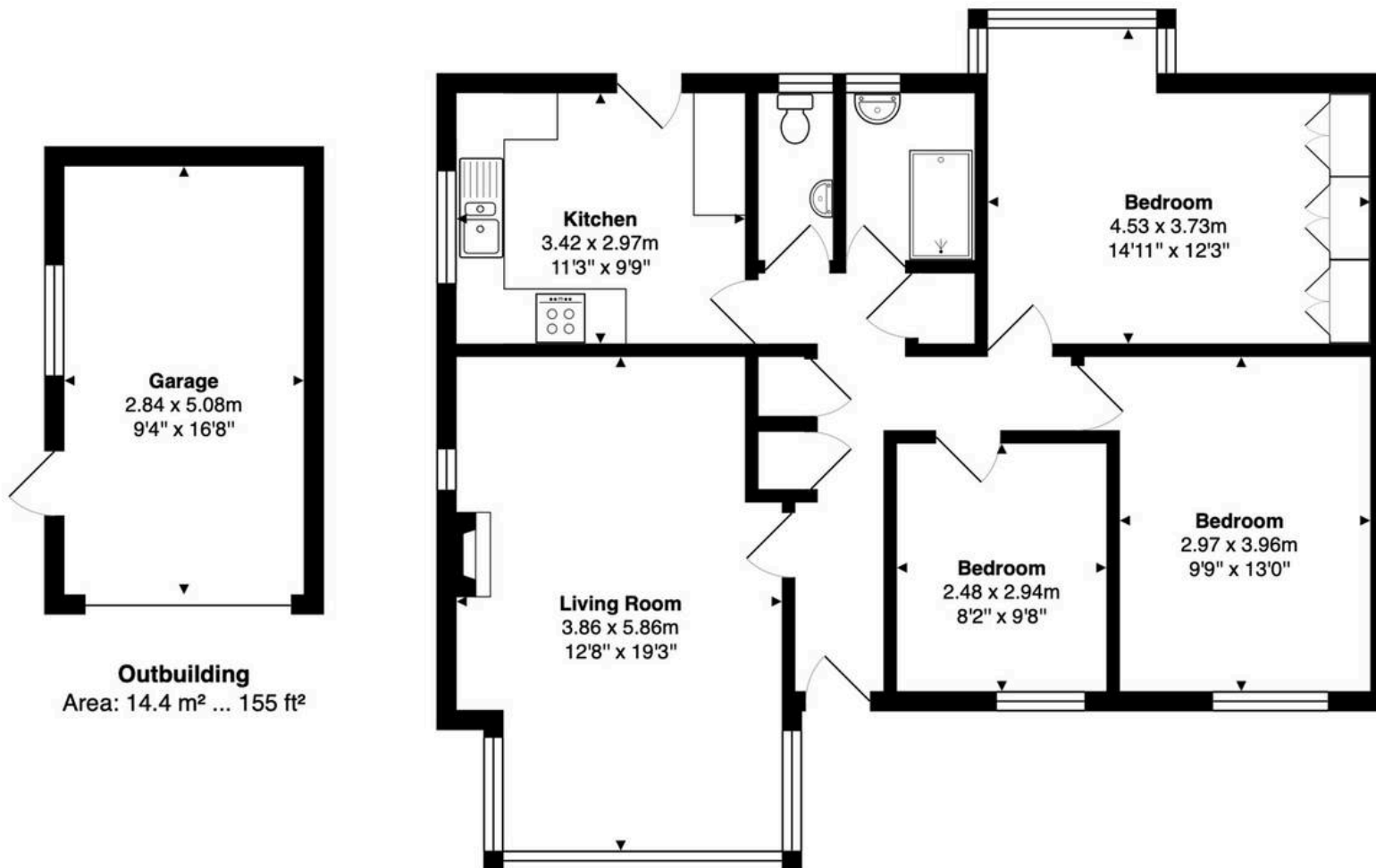
Rare opportunity to acquire detached 3-bed bungalow in sought-after private close. Living room, kitchen, bathroom, WC, ample storage, landscaped gardens, driveway and garage. Close to amenities. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





**Outbuilding**  
Area: 14.4 m<sup>2</sup> ... 155 ft<sup>2</sup>

**Ground Floor**  
Area: 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>

Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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### Entrance Hall

With radiator, two built in storage cupboards, airing cupboard, loft access with ladder to large partly boarded loft space with light connected, doors to:

### Living Room

12' 8" x 19' 3" (3.86m x 5.86m)

With triple glazed box bay window to front aspect with fitted shutters and further double glazed window to side aspect, feature fireplace with gas fire, two radiators.

### Kitchen

11' 3" x 9' 9" (3.42m x 2.97m)

With double glazed window to side aspect and door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliance, tiled splash back areas, tiled flooring, radiator, cupboard housing wall mounted boiler.

### Bedroom One

14' 10" x 12' 3" (4.53m x 3.73m)

With double glazed box bay window to rear aspect with fitted shutters, radiator, fitted wardrobe cupboards to one wall.

### Bedroom Two

9' 9" x 13' 0" (2.97m x 3.96m)

With double glazed window to front aspect, radiator.

### Bedroom Three

8' 2" x 9' 8" (2.48m x 2.94m)

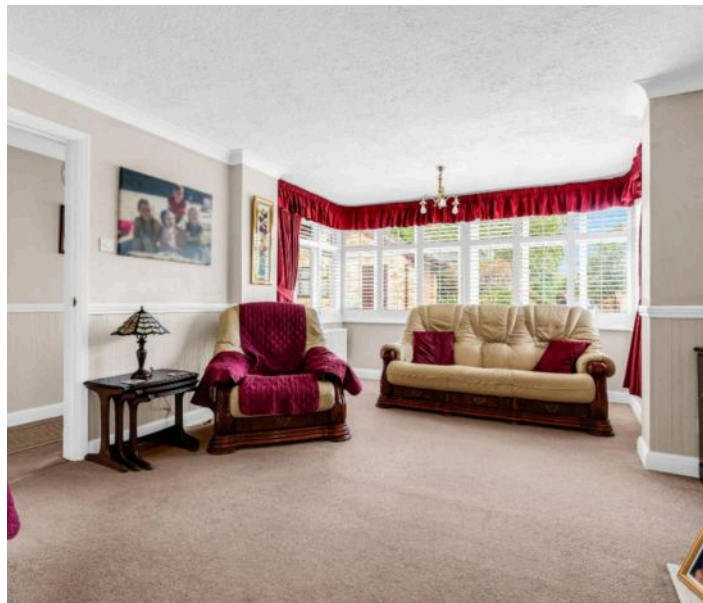
Currently used as a dining room. With triple glazed window to front aspect, radiator.

### Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising walk in shower cubicle, pedestal wash hand basin with cupboard below, tiled walls, heated towel rail, tiled flooring.

### Separate WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising low level w/c, wall mounted wash hand basin, radiator, tiled walls, tiled flooring.







## FRONT GARDEN

The front garden is laid to lawn and attractively planted with mature shrubs.

## REAR GARDEN

Pretty rear garden laid to lawn with patio seating areas and raised beds.

## DRIVEWAY

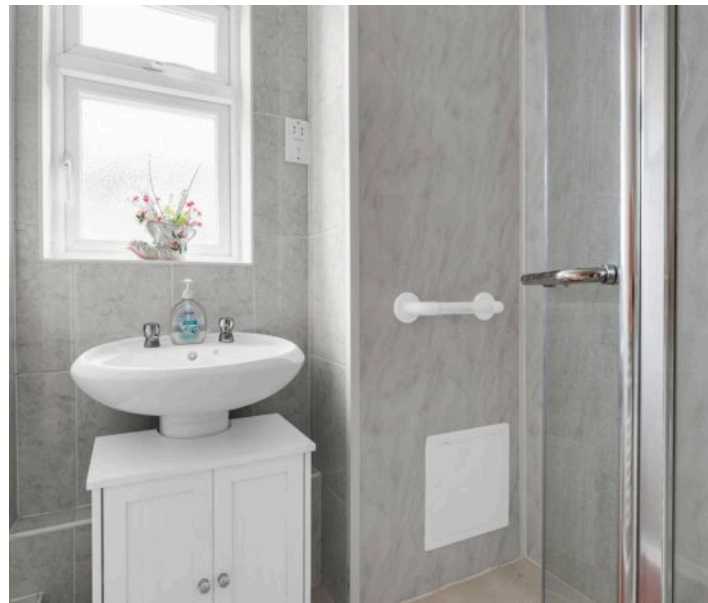
1 Parking Space

Block paved driveway providing off street parking and access to the detached garage.

## GARAGE

Single Garage

Private detached garage measuring approximately 2.84 x 5.08 (9'4 x 16'8) with up and over door to front aspect and window and personnel door to side aspect.











## Elliot Heath Estate Agents

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