



**Elliot Heath**  
ESTATE AGENTS

**16 Hampden Hill, WARE**  
Guide Price **£525,000**



# 16 Hampden Hill

WARE, Ware

Well presented 3-bed semi on quiet road with views of playing fields. Open plan living/dining, light & airy kitchen, 2 bath/shower rooms, gardens, parking.

Walk to town, station, schools, A10 nearby.

Council Tax band: D

Tenure: Freehold

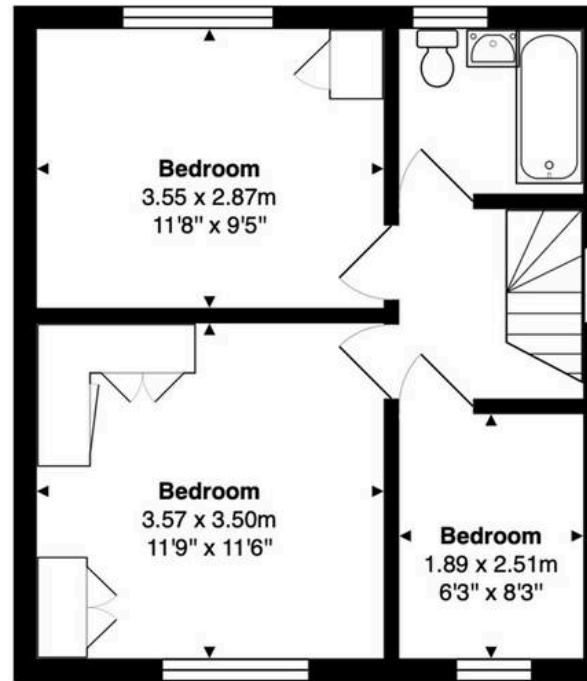
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

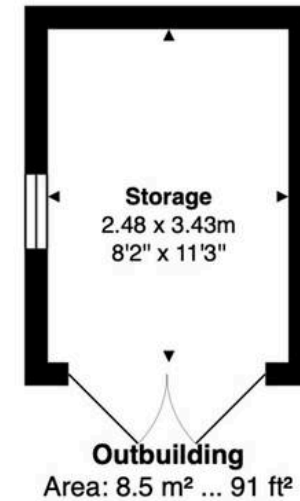




**Ground Floor**  
Area: 50.3 m<sup>2</sup> ... 541 ft<sup>2</sup>



**First Floor**  
Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>



**Total Area: 95.2 m<sup>2</sup> ... 1025 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 double glazed window to front aspect, stairs rising to first floor landing, Karndean flooring, radiator, doors to:

### Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

### Living/Dining Room

12' 2" x 21' 3" (3.71m x 6.48m)

With double glazed window to front aspect, two radiators, open to:

### Kitchen

16' 9" x 8' 9" (5.10m x 2.66m)

With double glazed double doors and window to the rear garden and two skylight windows. Fitted with a range of wall and base storage units with wood effect laminate work surfaces over incorporating a sink and drainer unit, integrated appliances, Kardean flooring, radiator, door to the entrance hall.

### First Floor Landing

With double glazed window to side aspect, radiator, doors to:

### Bedroom One

11' 9" x 11' 6" (3.57m x 3.50m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

### Bedroom Two

11' 8" x 9' 5" (3.55m x 2.87m)

With double glazed window to rear aspect, radiator, built in storage cupboard.





**Bedroom Three**

6' 2" x 8' 3" (1.89m x 2.51m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, wall hung wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

**External Storage/Outbuilding**

8' 2" x 11' 3" (2.48m x 3.43m)

Located in the rear garden with double doors to front aspect and window to side aspect.







#### **FRONT GARDEN**

Front garden laid to lawn with attractive planting and gated access to the rear garden.

#### **REAR GARDEN**

Rear garden with large patio seating and the remainder laid to lawn with plant and shrub borders. Large outbuilding /storage.

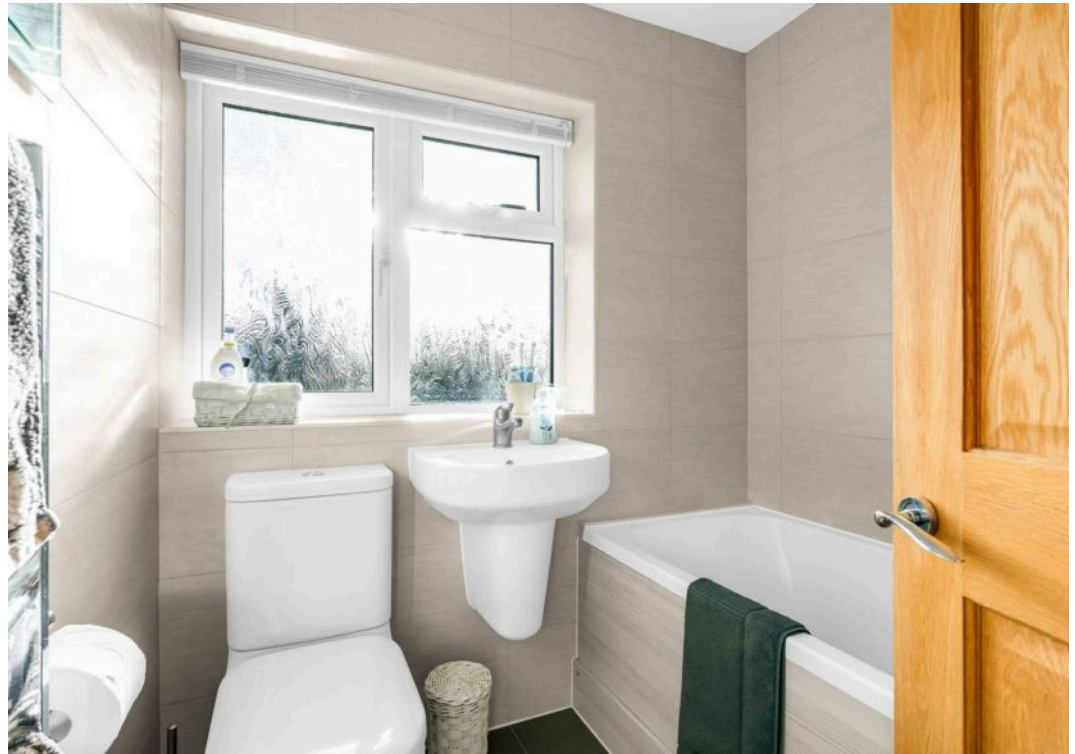
#### **DRIVEWAY**

2 Parking Spaces

Driveway to the front of the property providing off street parking.











## Elliot Heath Estate Agents

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