

Elliot Heath
ESTATE AGENTS

104 High Oak Road, Ware

Guide Price **£650,000**

104 High Oak Road

Ware

Being offered with no chain..... Superbly extended 4-bed semi-detached family home on the fringe of Kingshill, offering stylish open-plan living, versatile accommodation, landscaped gardens & parking.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Superbly Extended 4-Bedroom Semi
- Impressive Fully Integrated Kitchen
- Easy Access To Open Countryside And Town Centre



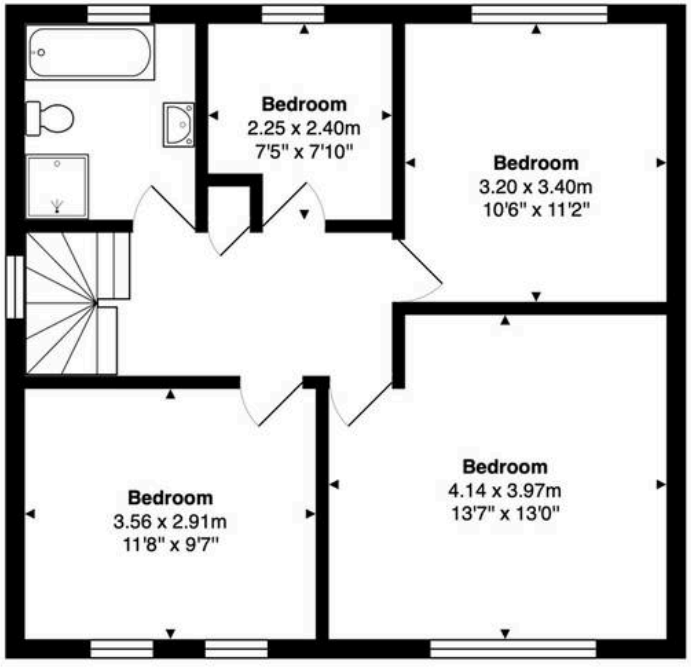








Ground Floor
Area: 77.7 m² ... 836 ft²



First Floor
Area: 59.2 m² ... 637 ft²

Total Area: 136.9 m² ... 1474 ft²

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.
Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby
With double glazed windows to front and side aspect, tiled flooring, glazed double doors to:

Entrance Hall
With stairs rising to first floor landing, wood flooring, radiator, doors to:

Family Room/Bedroom
8' 2" x 16' 8" (2.48m x 5.07m)
With double glazed window to front aspect, wood flooring, radiator, sliding door to:

En Suite Shower
Fitted shower cubicle, fully tiled.

Downstairs WC
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring, radiator, built in under stairs storage cupboard.

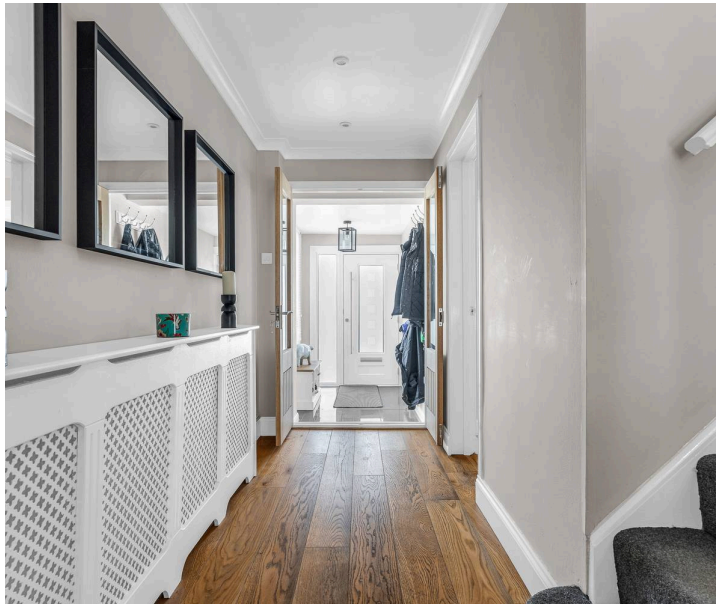
Kitchen
With door to side aspect, skylight window and double glazed window and sliding door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, island unit with breakfast bar, tiled flooring, radiator, open to:

Living/Dining Room
11' 9" x 24' 2" (3.57m x 7.37m)
Dual aspect with double glazed window to front aspect and double glazed sliding doors to the rear garden, wood flooring, feature fireplace, two radiators.

First Floor Landing
With double glazed window to side aspect, built in storage cupboard, loft access, doors to:







Bedroom One
13' 7" x 13' 0" (4.14m x 3.97m)
With double glazed window to front aspect, radiator, wood panelling to one wall.

Bedroom Two
10' 6" x 11' 2" (3.20m x 3.40m)
With double glazed window to rear aspect, radiator, wood panelling to one wall.

Bedroom Three
11' 8" x 9' 7" (3.56m x 2.91m)
With two double glazed windows to front aspect, radiator, panelling to one wall.

Bedroom Four
7' 5" x 7' 10" (2.25m x 2.40m)
With double glazed window to rear aspect, radiator.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, heated towel rail, fully tiled.









FRONT GARDEN

Low maintenance front garden laid with artificial grass, gated access to the rear garden.

REAR GARDEN

Beautifully landscaped rear garden with two attractive patio seating areas with the remainder laid to lawn and large garden store.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.











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