Elliot Heath
ESTATE AGENTS

1 Easington Road, Dane End

Guide Price **£425,000**

1 Easington Road

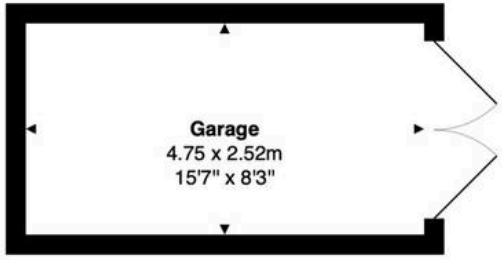
Dane End, Ware

Beautifully presented 3-bedroom family home in popular Dane End, with spacious living areas, private garden, driveway and garage, plus easy access to Ware and Hertford, just a 15-minute drive away.
Council Tax band: D

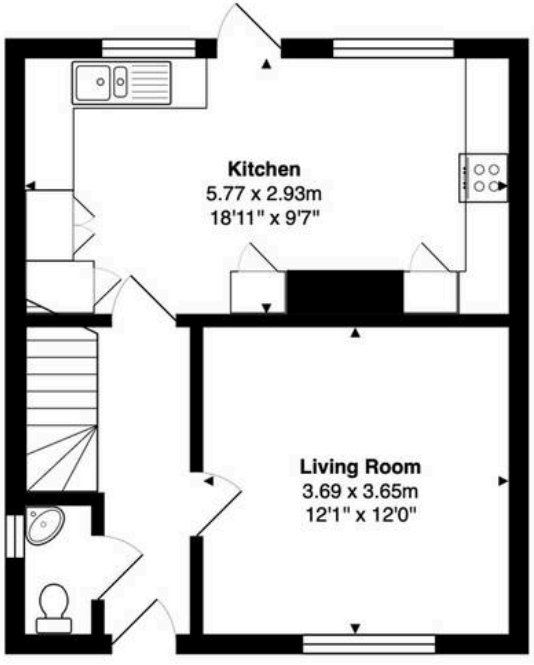
Tenure: Freehold

EPC Energy Efficiency Rating: E

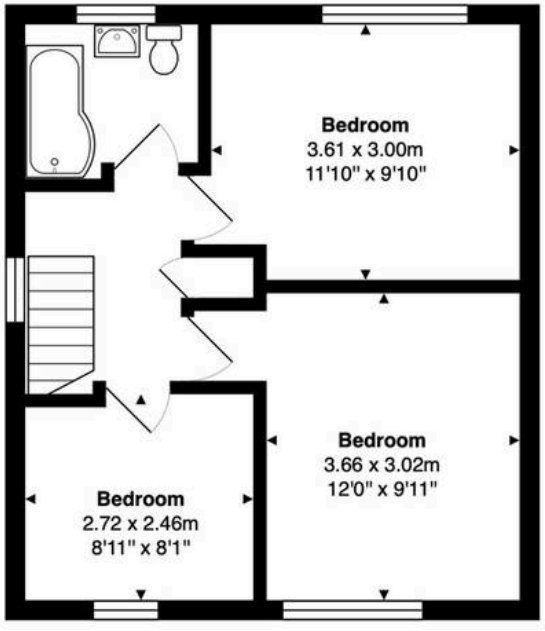
EPC Environmental Impact Rating: F



Outbuilding
Area: 12.0 m² ... 129 ft²



Ground Floor
Area: 40.5 m² ... 436 ft²



First Floor
Area: 40.5 m² ... 436 ft²

Total Area: 93.0 m² ... 1001 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 Hall
With stairs rising to first floor landing with glass balustrade, radiator, wood effect flooring, door to:

Downstairs WC
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising wall hung wash hand basin, dual flush wc, fully tiled, radiator.

Living Room
12' 1" x 12' 0" (3.69m x 3.65m)
With double glazed bay window to front aspect, radiator, wood effect flooring, feature fireplace.

Kitchen/Dining Room
18' 11" x 9' 7" (5.77m x 2.93m)
With double glazed windows and 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, integrated appliances, media wall, vertical radiator, wood effect flooring, under stairs storage cupboard.

First Floor Landing
With double glazed window to side aspect with obscure glass, wood effect flooring, built in airing cupboard, glass balustrade, doors to:

Bedroom One
12' 0" x 9' 11" (3.66m x 3.02m)
With double glazed window to front aspect, radiator, wood effect flooring.

Bedroom Two
11' 10" x 9' 10" (3.61m x 3.00m)
With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Three
8' 11" x 8' 1" (2.72m x 2.46m)
With double glazed window to front aspect, radiator, wood effect flooring.

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

REAR GARDEN

The rear garden is of a very good sized with a patio seating area leading to the lawn, large timber garden shed and gated rear access to the garage.

DRIVEWAY

2 Parking Spaces

Block paved driveway to the front providing off street parking and gated access to the rear garden.

GARAGE EN BLOC

1 Parking Space

Single garage arranged en bloc located to the rear of the property measuring approximately 4.75 x 2.52 (15'7 x 8'3).

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