



Elliot Heath
ESTATE AGENTS

3 Hampden Hill, WARE
Guide Price £900,000

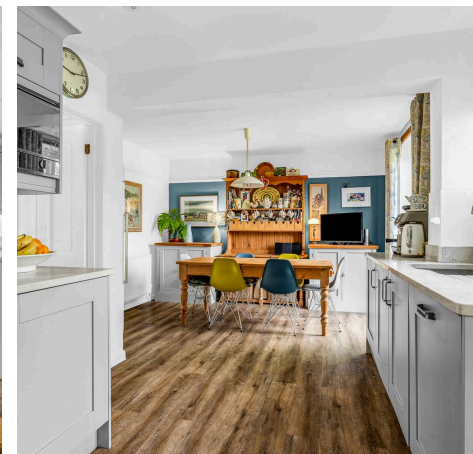
3 Hampden Hill

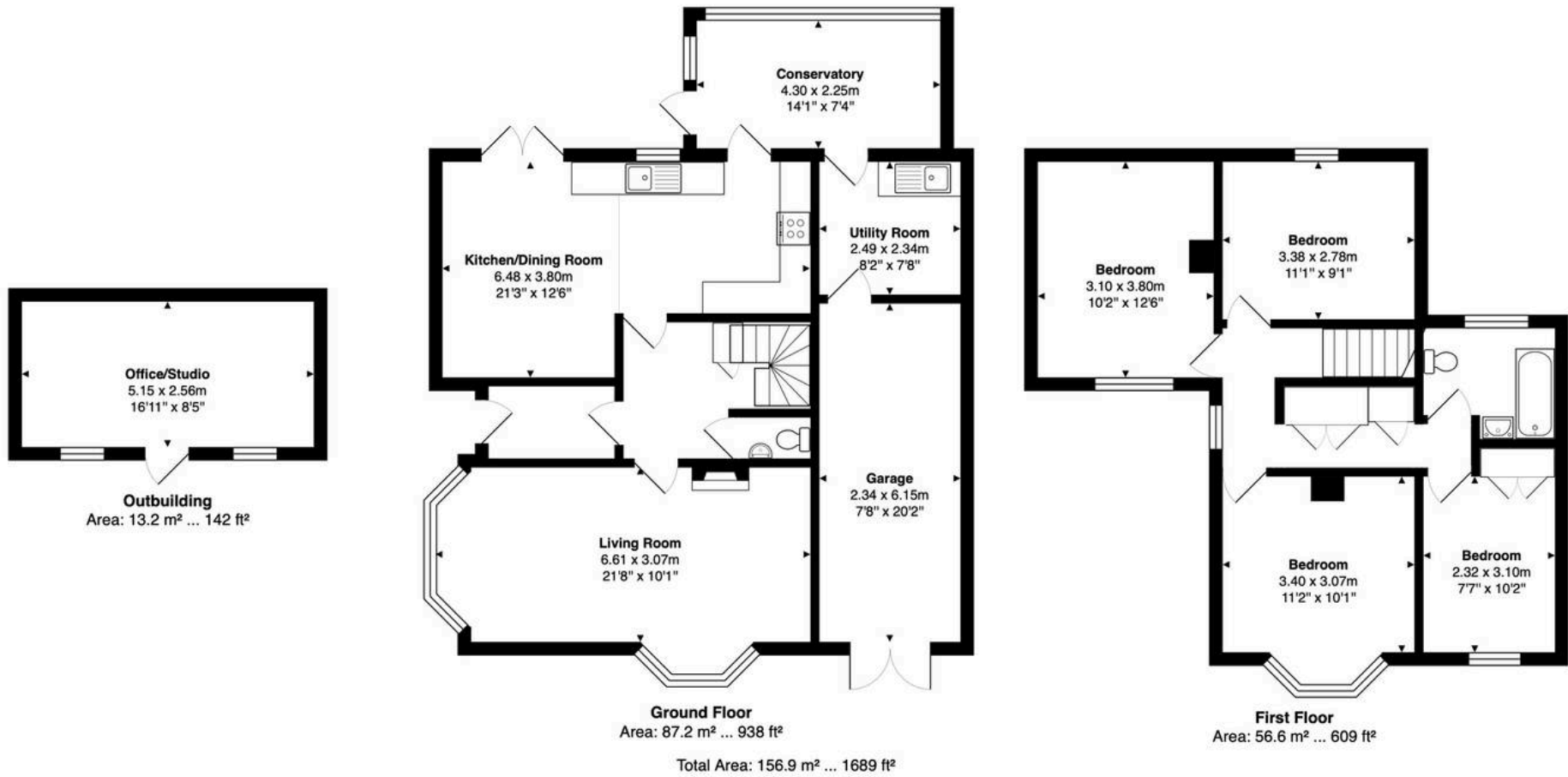
WARE, Ware

Rarely available four-bedroom detached 1930s family home in a sought-after cul-de-sac near Ware town centre, featuring mature gardens, home office/studio, garage, parking & extension potential (STPP).

Council Tax band: F

Tenure: Freehold





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 wood flooring, radiator and door to:

Entrance Hall

With wood flooring, stairs rising to first floor landing, understairs storage cupboard, radiator, doors to:

Downstairs WC

Fitted with a suite comprising low flush wc, wall hung wash hand basin, wood flooring.

Living Room

21' 8" x 10' 1" (6.61m x 3.07m)

Dual aspect with two double glazed bay windows to front and side aspect, attractive feature fireplace, two radiators, fitted shelving and storage cupboards to one wall.

Kitchen/Dining Room

21' 3" x 12' 6" (6.48m x 3.80m)

With double glazed window and double doors opening onto the rear garden. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated appliances, wood flooring, radiator, door to:

Conservatory

14' 1" x 7' 5" (4.30m x 2.25m)

Of double glazed and brick construction with door opening onto the rear garden, wood flooring, door to:

Utility Room

8' 2" x 7' 8" (2.49m x 2.34m)

With door to the integral garage. Fitted with worksurface incorporating a sink and drainer unit, appliance space, fitted shelving units, modern condensing boiler.

First Floor Landing

With double glazed window to side aspect, built in storage cupboards, radiator, loft access, doors to:



Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

With double glazed bay window to front aspect, radiator, cupboard door to under roof storage.

Bedroom Two

10' 2" x 12' 6" (3.10m x 3.80m)

With double glazed window to front aspect, radiator.

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.78m)

With double glazed window to rear aspect, radiator.

Bedroom Four

7' 7" x 10' 2" (2.32m x 3.10m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

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, pedestal wash hand basin, dual flush wc, tiled walls, wood effect flooring, radiator/heated towel rail.

Detached Office/Studio

16' 11" x 8' 5" (5.15m x 2.56m)

Located to the rear of the garden of brick construction with glazed access door and two windows to front aspect, wood effect flooring with electric underfloor heating, power connected, CAT6 Ethernet Cable connects to the main Internet Hub.





GARDEN

Occupying a generous plot, this attractive home is surrounded by beautifully established, mature gardens that are richly stocked and provide a wonderful degree of privacy. Access to the substantial detached office/studio and greenhouse.

DRIVEWAY

2 Parking Spaces

Driveway providing off street parking and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 2.34 x 6.15 (7'8 x 20'2) with double doors to front aspect and personnel door to the utility room.









Elliot Heath Estate Agents

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