



Elliot Heath
ESTATE AGENTS

8 Aldwyke Rise, Ware
Guide Price £500,000

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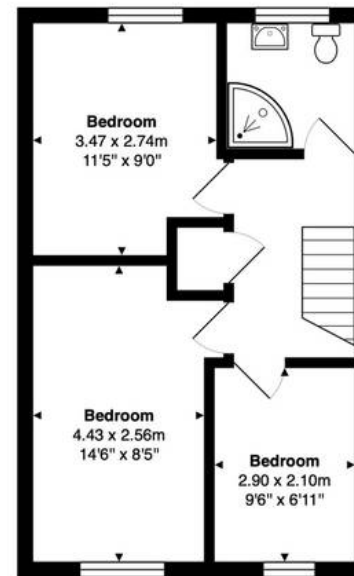
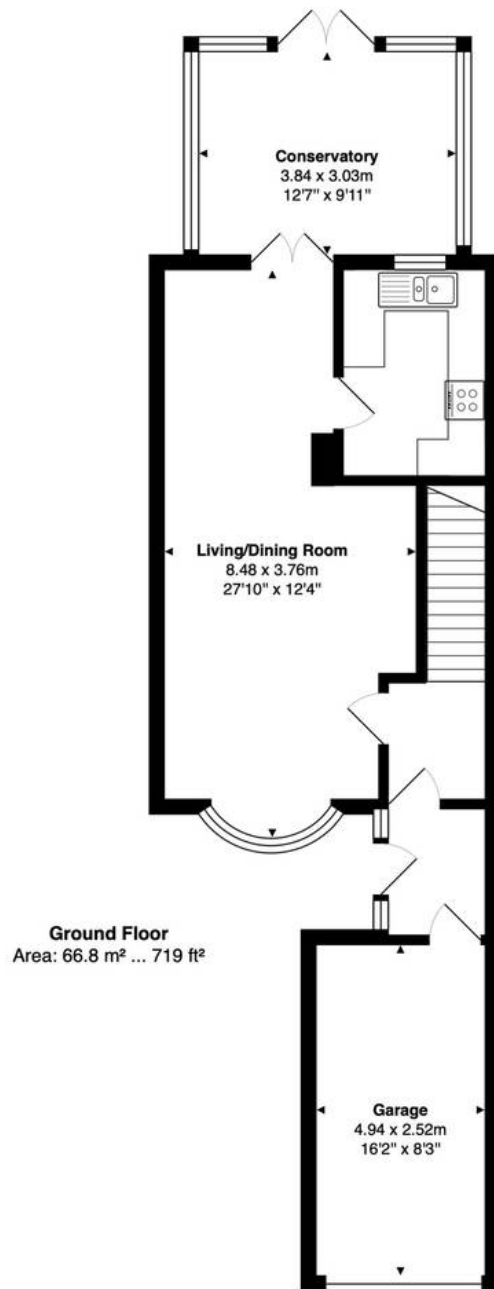
Ware

3-bedroom semi-detached family home in a quiet cul-de-sac, featuring a spacious living/dining room, kitchen, conservatory, south-facing garden, driveway & garage, close to Ware town centre & station.

Council Tax band: E

Tenure: Freehold





First Floor
Area: 38.8 m² ... 418 ft²

Total Area: 105.6 m² ... 1137 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 too front aspect, door to the integral garage and door to:

Entrance Hall

With stairs rising to first floor landing, radiator, door to:

Living/Dining Room

27' 10" x 12' 4" (8.48m x 3.76m)

With double glazed bay window to front aspect, two radiators, feature fireplace, glazed double doors to the conservatory and door to:

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, hob with extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator.

Conservatory

12' 7" x 9' 11" (3.84m x 3.03m)

Of brick and double glazed construction with double doors opening onto the rear garden, fitted blinds.

First Floor Landing

With built in storage cupboard, loft access. doors to:

Bedroom One

14' 6" x 8' 5" (4.43m x 2.56m)

With double glazed window to front aspect, radiator.

Bedroom Two

11' 5" x 9' 0" (3.47m x 2.74m)

With double glazed window to rear aspect, radiator.



Bedroom Three

9' 6" x 6' 11" (2.90m x 2.10m)

With double glazed window to front aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Front garden with raised beds and gated access to the rear garden.

REAR GARDEN

Southerly aspect rear garden mainly laid to lawn with patio seating area and timber garden shed.

DRIVEWAY

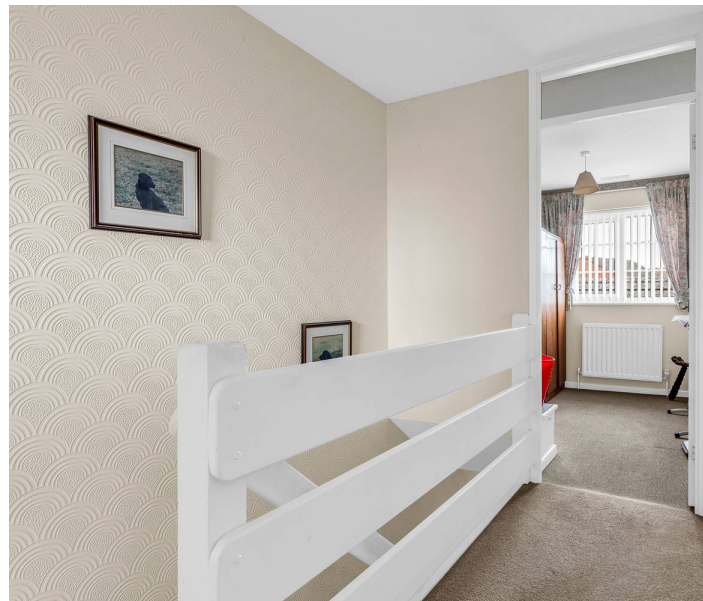
3 Parking Spaces

With block paved driveway providing off street parking for numerous vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 4.94 x 2.52 (16'2 x 8'3) with up and over door to front aspect and personnel door to the entrance lobby.







Elliot Heath Estate Agents

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