



Elliot Heath
ESTATE AGENTS

7 Evergreen Road, Ware
Guide Price £600,000

7 Evergreen Road

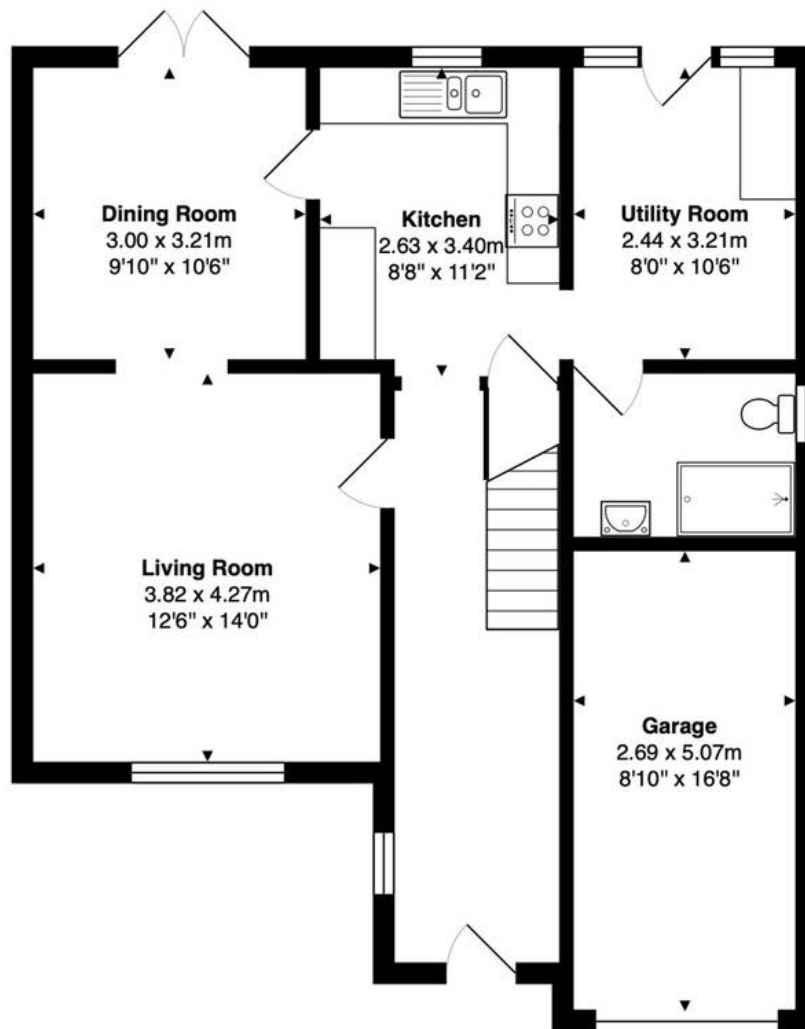
Ware

Extended three-bedroom semi-detached family home in a sought-after Ware cul-de-sac, offering spacious accommodation, generous gardens, ample parking, garage and excellent local amenities.

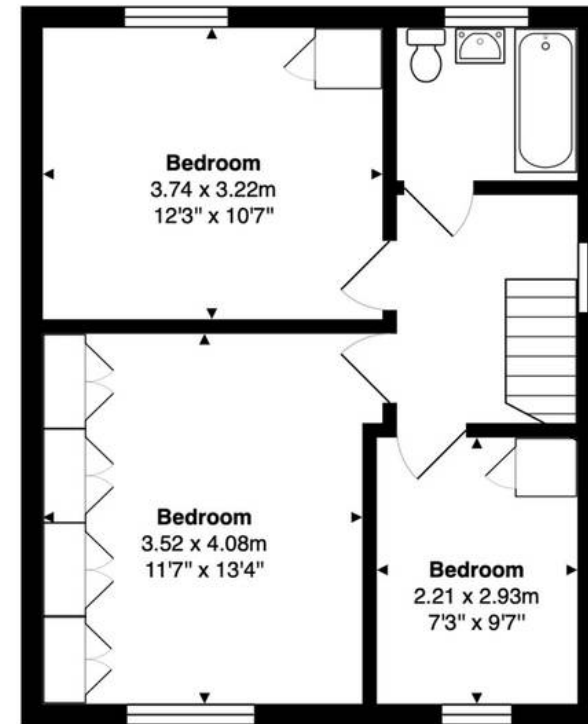
Council Tax band: D

Tenure: Freehold





Ground Floor
Area: 75.2 m² ... 809 ft²



First Floor
Area: 43.8 m² ... 472 ft²

Total Area: 119.0 m² ... 1281 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 double glazed window to front aspect, stairs rising to first floor landing, radiator, doors to:

Living Room

12' 6" x 14' 0" (3.82m x 4.27m)

With double glazed bay window to front aspect, radiator, feature fireplace, open to:

Dining Room

9' 10" x 10' 6" (3.00m x 3.21m)

With double glazed double doors opening onto the rear garden, radiator, door to:

Kitchen

8' 8" x 11' 2" (2.63m x 3.40m)

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 double oven, hob with extractor over, space and plumbing for dishwasher, wall mounted boiler, tiled splash back areas, tile effect flooring, understairs storage cupboard, radiator, open to:

Utility Room

8' 4" x 10' 6" (2.55m x 3.21m)

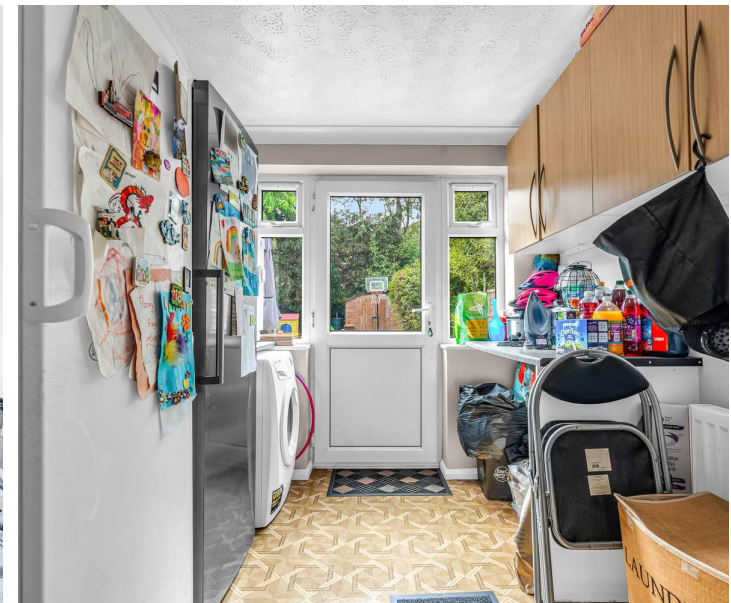
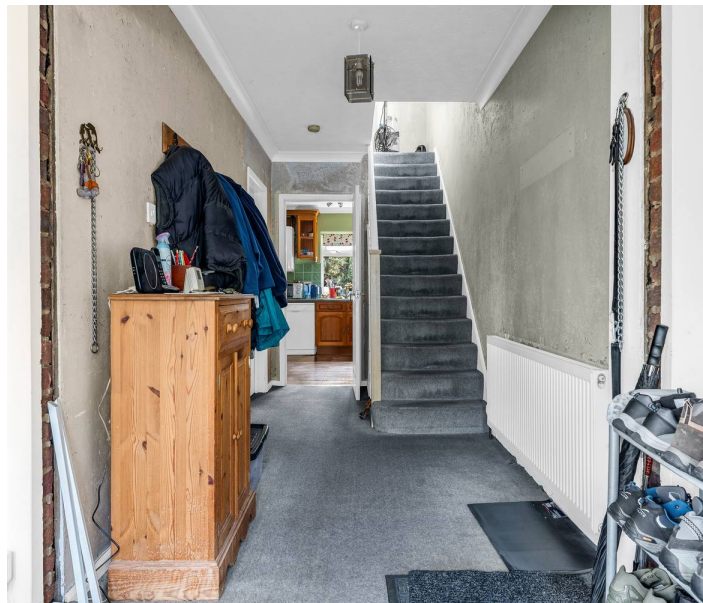
With double glazed windows and door onto the rear garden. Fitted with wall storage units, work surfaces with appliance space below, space for two fridge/freezers, tiled flooring, radiator, door to:

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising, shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With double glazed window to side aspect with obscure glass, loft access, doors to:



Bedroom One

11' 7" x 13' 5" (3.52m x 4.08m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

12' 3" x 10' 7" (3.74m x 3.22m)

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

Bedroom Three

7' 3" x 9' 7" (2.21m x 2.93m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising bath, low flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Front garden laid to lawn with shrub border and gated access to the rear garden

REAR GARDEN

The rear garden is of a very good size featuring a patio seating area with the remainder laid to lawn with mature planted borders and a large timber garden shed.

DRIVEWAY

3 Parking Spaces

Driveway providing parking for several vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 2.69 x 5.07 (8'10 x 16'8) with up and over door to front aspect.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk