



**Elliot Heath**  
ESTATE AGENTS

**4 Upper Clabdens, Ware**  
Prices From **£525,000**

# 4 Upper Clabdens

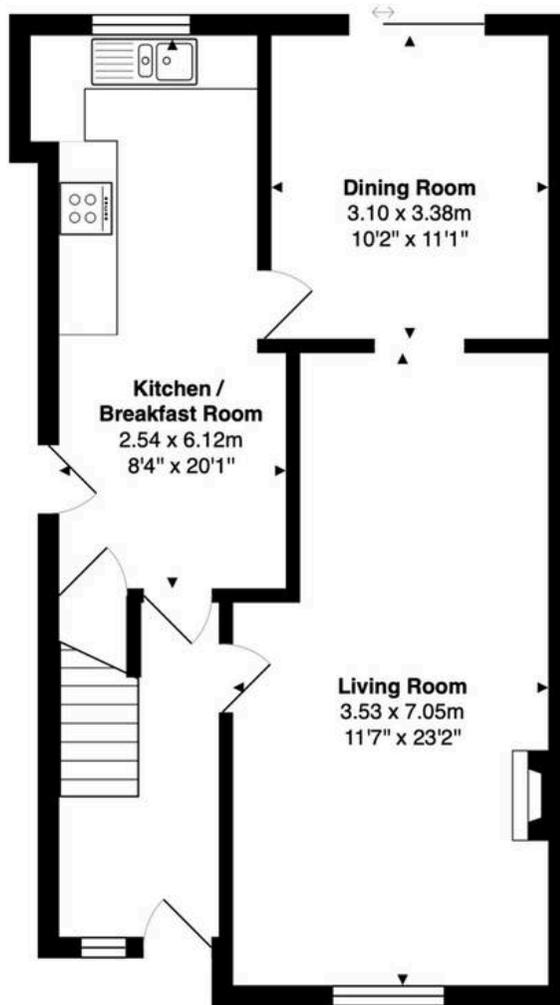
Ware, Ware

Extended 3-bed semi-detached east of Ware town centre, offered chain free. Features open-plan living/dining space, kitchen/breakfast room, three bedrooms, shower room, driveway and large rear garden.

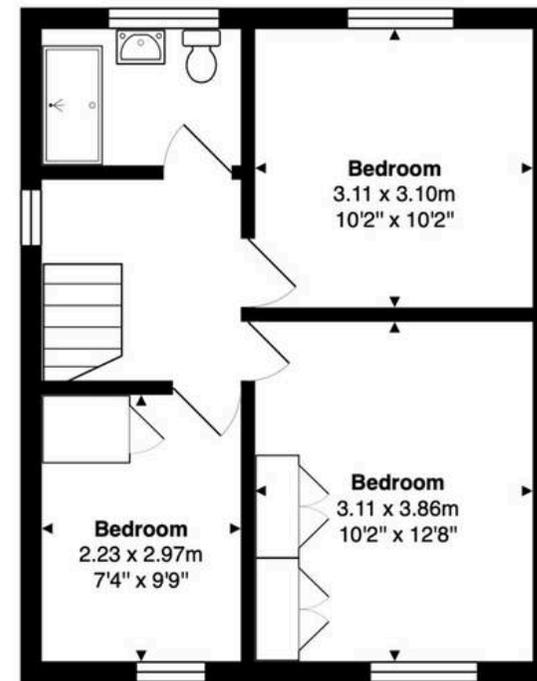
Council Tax band: C

Tenure: Freehold





**Ground Floor**  
Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>



**Fourth Floor**  
Area: 38.8 m<sup>2</sup> ... 417 ft<sup>2</sup>

**Total Area: 96.1 m<sup>2</sup> ... 1035 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)

### Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, radiator, doors to:

### Living Room

11' 7" x 23' 2" (3.53m x 7.05m)

With double glazed window to front aspect, two radiators, feature fireplace, open to:

### Dining Room

10' 2" x 11' 1" (3.10m x 3.38m)

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

### Kitchen/Breakfast Room

8' 4" x 20' 1" (2.54m x 6.12m)

With double glazed window to rear aspect and door to outside. 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, appliance space, tiled splash back areas, tiled flooring, radiator, under stairs storage cupboard, door to entrance hall.

### First Floor Landing

With double glazed window to side aspect, loft access, radiator, doors to:

### Bedroom One

10' 2" x 12' 8" (3.11m x 3.86m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

### Bedroom Two

10' 2" x 10' 2" (3.11m x 3.10m)

With double glazed window to rear aspect, radiator.

### Bedroom Three

7' 4" x 9' 9" (2.23m x 2.97m)

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





#### **Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large shower cubicle, pedestal wash hand basin, low level WC, fully tiled and radiator.

#### **Front Garden**

Low maintenance front garden with raised beds, gated access to side passage and parking for one car

#### **Rear Garden**

The rear garden is of a really good size and mainly laid to lawn with mature borders, patio seating area and timber garden shed.

#### **Driveway**

1 Parking Space

Block paved driveway providing off street parking.







## Elliot Heath Estate Agents

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