



**Elliot Heath**  
ESTATE AGENTS

**21 Farm Close, Ware**  
Guide Price £675,000



# 21 Farm Close

Ware, Ware

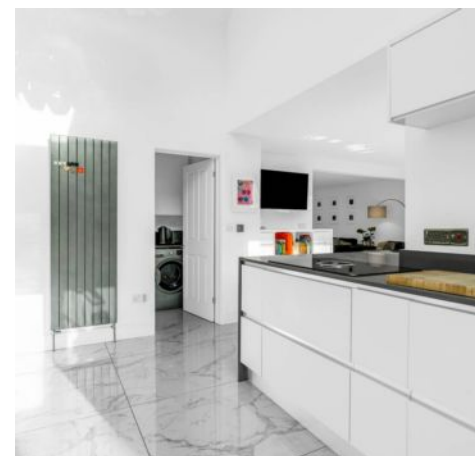
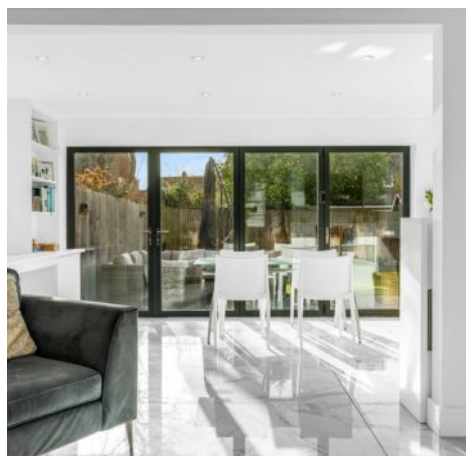
Extended 4 bed home near Ware town centre, open plan living opening onto the garden, luxury kitchen, utility, 2 bathrooms, parking for two, landscaped gardens, & access to schools, rail, & road links.

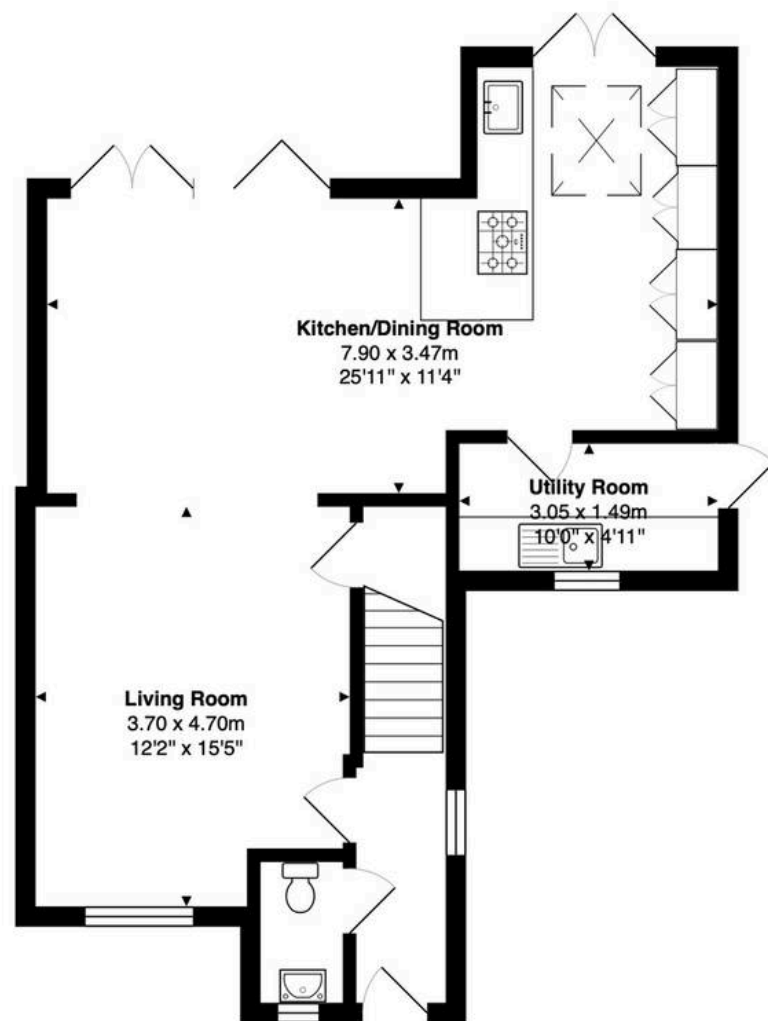
Council Tax band: E

Tenure: Freehold

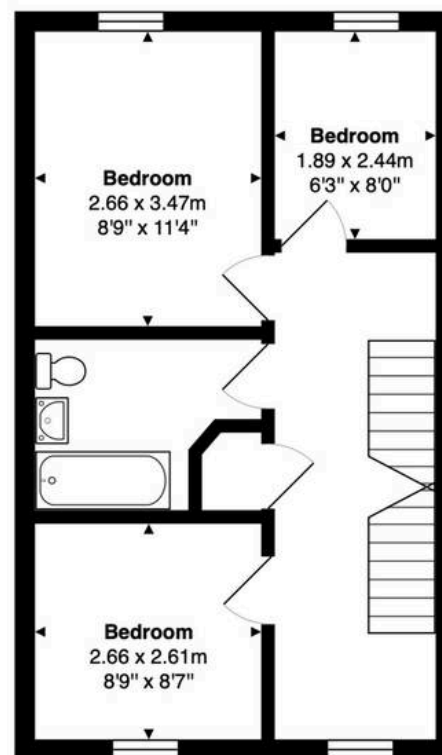
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

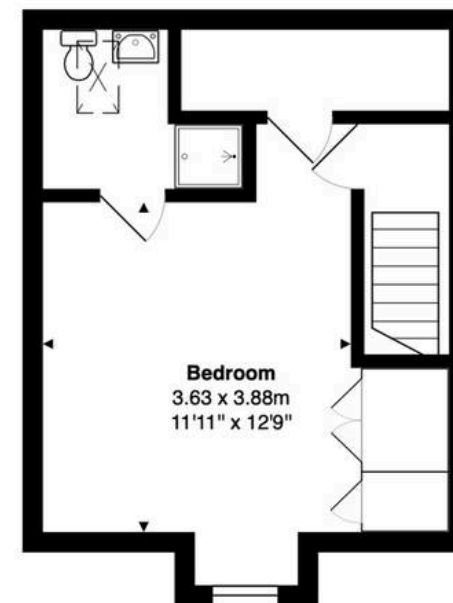




**Ground Floor**  
Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>



**First Floor**  
Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>



**Second Floor**  
Area: 29.0 m<sup>2</sup> ... 312 ft<sup>2</sup>

Total Area: 128.9 m<sup>2</sup> ... 1387 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 side aspect, tiled flooring, radiator, doors to:

### Downstairs WC

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

### Living Room

12' 2" x 15' 5" (3.70m x 4.70m)

With double glazed window to front aspect, tiled flooring, radiator, media wall with feature fireplace, under stairs storage cupboard, open to:

### Kitchen/Dining Room

25' 11" x 11' 5" (7.90m x 3.47m)

### Dining Room

With double glazed bi fold door opening onto the rear garden, tiled flooring, radiator, fitted shelving, drawer and cupboard unit to one wall, open to:

### Kitchen

With double glazed double doors to the rear garden and skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring, vertical radiator, door to:

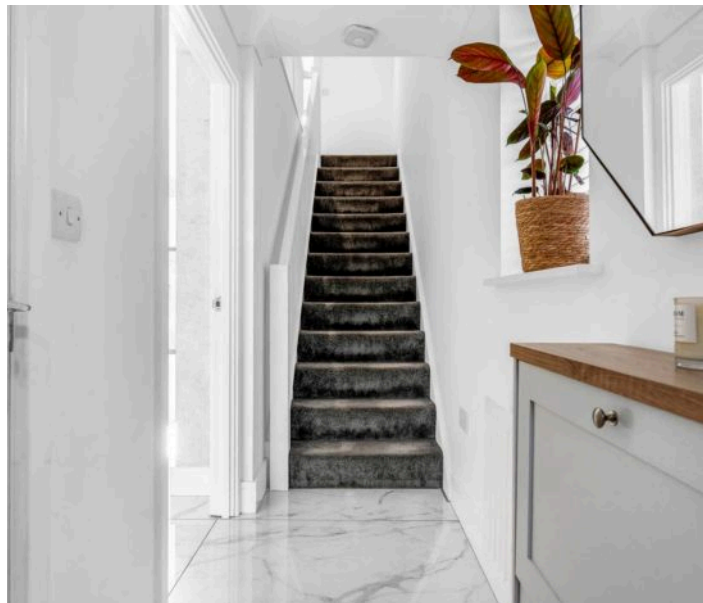
### Utility Room

10' 0" x 4' 11" (3.05m x 1.49m)

With double glazed window to front aspect and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled flooring, radiator.

### First Floor Landing

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





**Bedroom Two**

8' 9" x 11' 5" (2.66m x 3.47m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

8' 9" x 8' 7" (2.66m x 2.61m)

With double glazed window to front aspect, radiator.

**Bedroom Four**

6' 2" x 8' 0" (1.89m x 2.44m)

With double glazed window to rear aspect, radiator.

**Bathroom**

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, tiled splash back areas, riled flooring, chrome heated towel rail.

**Second Floor Landing**

With door to:

**Bedroom One**

11' 11" x 12' 9" (3.63m x 3.88m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards, two radiators, access to large storage area, door to:

**En Suite Shower Room**

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







## FRONT GARDEN

Front garden laid with artificial lawn and gated access to the rear garden.

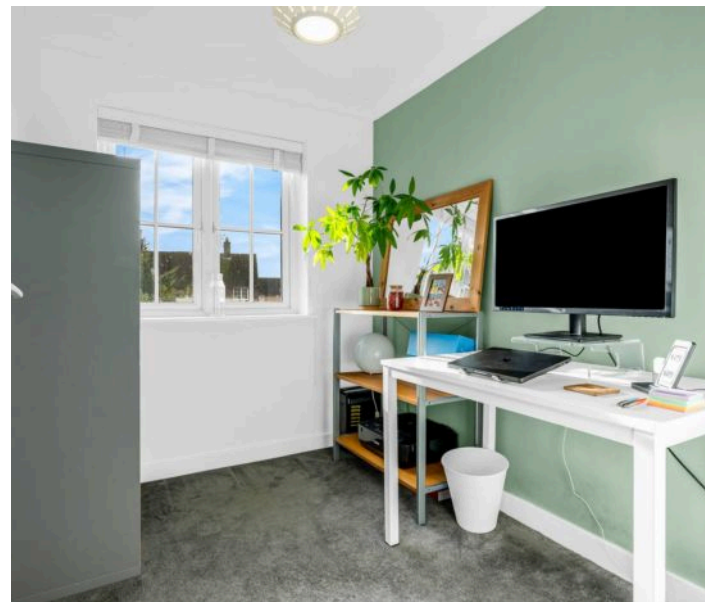
## REAR GARDEN

The low maintenance rear garden is of a good size with a patio seating area and the remainder laid with artificial lawn.

## DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.









## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)