



Elliot Heath
ESTATE AGENTS

4 Plaxton Way, Ware
Guide Price **£567,500**

4 Plaxton Way

Ware, Ware

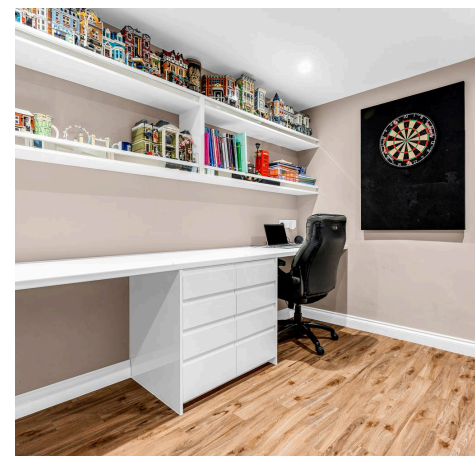
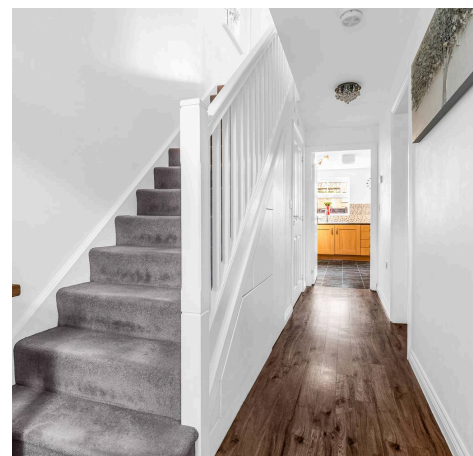
Spacious 4 bed home over three floors with integrated kitchen/dining room opening onto the rear garden, office, 1st floor living room, ensuite, parking & garden. Close to Ware High Street and station.

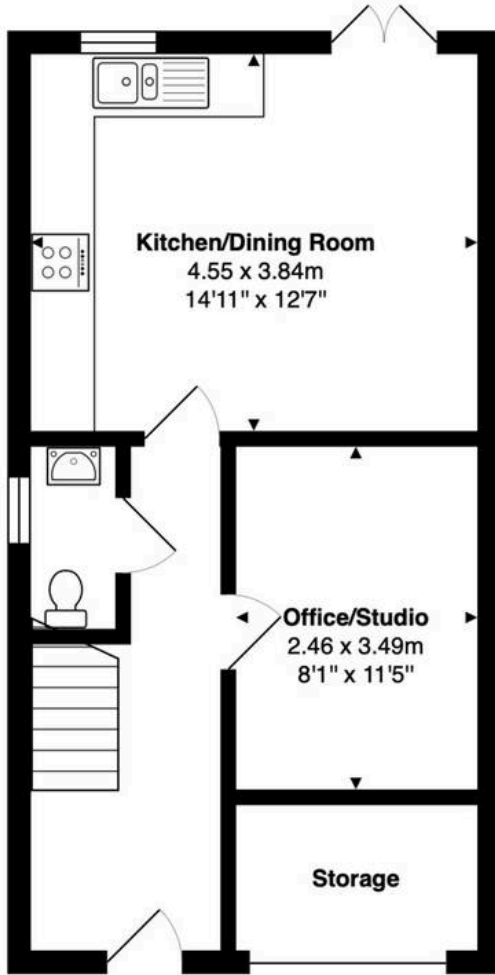
Council Tax band: E

Tenure: Freehold

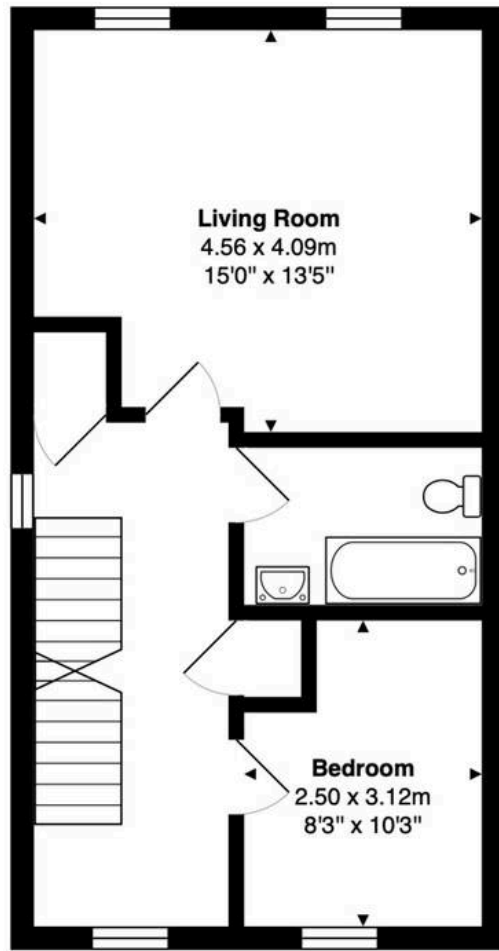
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

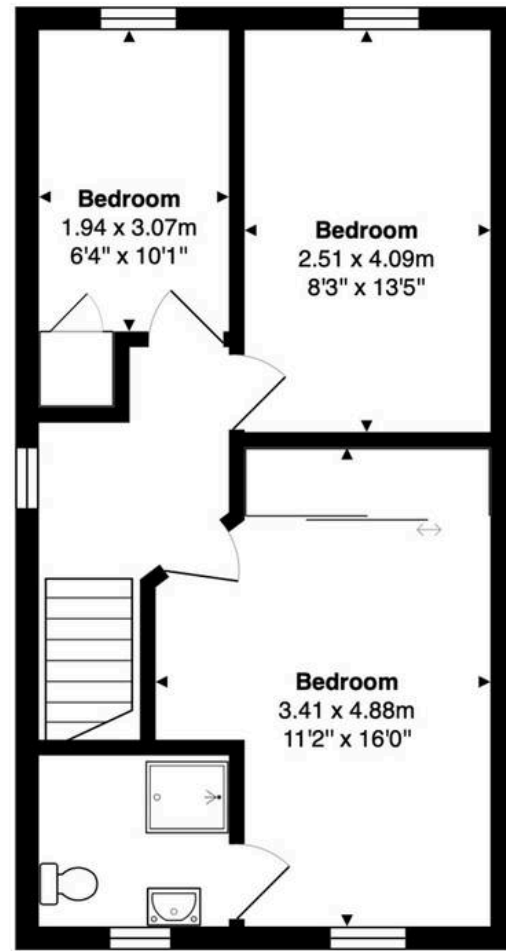




Ground Floor
Area: 41.7 m² ... 449 ft²



First Floor
Area: 41.7 m² ... 449 ft²



Second Floor
Area: 41.7 m² ... 449 ft²

Total Area: 125.1 m² ... 1347 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 stairs rising to first floor landing, wood effect flooring, radiator, doors to:

Office/Studio

8' 1" x 11' 5" (2.46m x 3.49m)

With wood effect flooring, vertical radiator, fitted desk unit.

Downstairs WC

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

Kitchen/Dining Room

14' 11" x 12' 7" (4.55m x 3.84m)

With double glazed window and double doors opening onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With double glazed windows to front and side aspect with fitted shutters, stairs rising to second floor landing, three built in storage cupboards, radiator, doors to:

Living Room

15' 0" x 13' 5" (4.56m x 4.09m)

With two double glazed windows to rear aspect, radiator.

Bedroom Three

8' 2" x 10' 3" (2.50m x 3.12m)

With double glazed window to front aspect with fitted shutters, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, wood effect flooring, tiled walls, radiator.



Second Floor Landing

With double glazed window to side aspect with fitted shutters, radiator, doors to:

Bedroom Four

6' 4" x 10' 1" (1.94m x 3.07m)

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

Bedroom Two

8' 3" x 13' 5" (2.51m x 4.09m)

With double glazed window to rear aspect with fitted shutters, radiator.

Bedroom One

11' 2" x 16' 0" (3.41m x 4.88m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards with mirrored sliding doors, door to:

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled, radiator.

External Store

With up and over door to front aspect.





FRONT GARDEN

Front garden laid to lawn with mature planting, gated access to the rear garden.

REAR GARDEN

Low maintenance rear garden with paved seating area and steps up to the artificial lawn.

GARAGE

Double Garage

Block paved driveway to front aspect providing off street parking for two vehicles.







Elliot Heath Estate Agents

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