



Elliot Heath
ESTATE AGENTS

22 Hampden Hill, Ware
Guide Price £550,000

22 Hampden Hill

Ware

Elliot Heath presents this extended four-bedroom semi-detached home in a quiet no-through road. Features include open-plan living, garden, office, parking, and easy access to town, station, and A10. Council Tax band: D

Tenure: Freehold

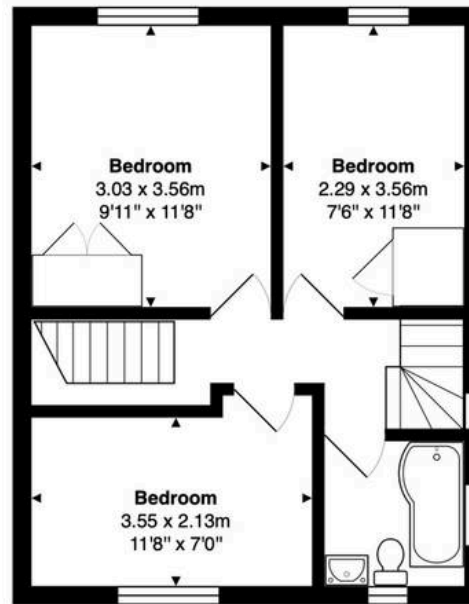
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

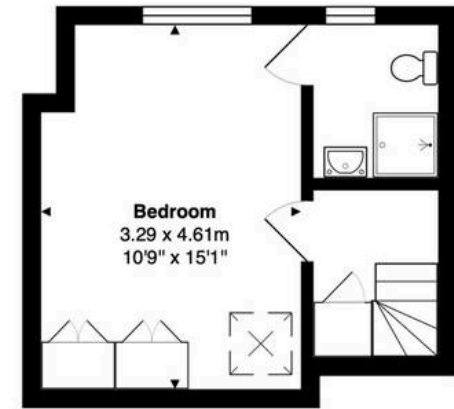




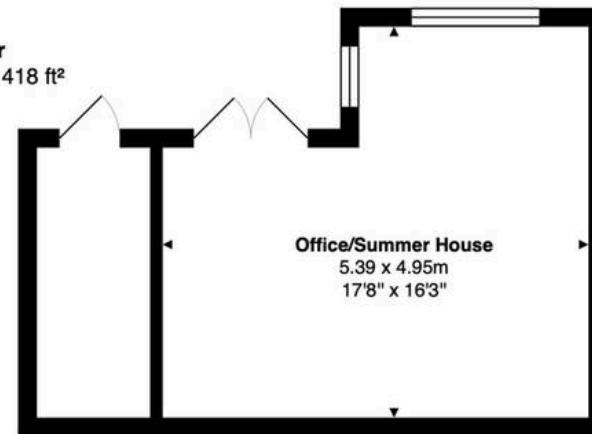
Ground Floor
Area: 76.4 m² ... 822 ft²



First Floor
Area: 38.8 m² ... 418 ft²



Second Floor
Area: 22.0 m² ... 237 ft²



Outbuilding
Area: 28.3 m² ... 304 ft²

Total Area: 165.5 m² ... 1781 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 skylight window, stairs rising to first floor landing, radiator, wood effect flooring, doors to:

Downstairs WC

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

Kitchen

17' 8" x 14' 2" (5.39m x 4.33m)

With two double glazed windows to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, island unit with breakfast bar, tiled flooring, radiator, built in storage cupboard, door to the living/dining room and door to:

Utility

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, cupboard housing wall mounted boiler, tiled flooring, radiator.

Living/Dining Room

17' 8" x 19' 5" (5.38m x 5.92m)

Dual aspect with double glazed window to side aspect, bi fold doors opening onto the rear garden and three skylight windows, two radiators, wood flooring, built in storage cupboard.

First Floor Landing

With double glazed window to side aspect, radiator, stairs rising to second floor, doors to:

Bedroom Two

9' 11" x 11' 8" (3.03m x 3.56m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, wood flooring.



Bedroom Three

7' 6" x 11' 8" (2.29m x 3.56m)

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

Bedroom Four

11' 8" x 7' 0" (3.55m x 2.13m)

With double glazed window to front aspect, radiator.

Bathroom

Dual aspect with double glazed windows to front and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

Second Floor Landing

With built in storage cupboard and door to:

Bedroom One

10' 10" x 15' 1" (3.29m x 4.61m)

With double glazed window to rear aspect and Velux window to front aspect, radiator, built in wardrobe cupboards, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, wall hung wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

Office/Summer House

17' 8" x 16' 3" (5.39m x 4.95m)

Detached office/summerhouse located at the rear of the garden.





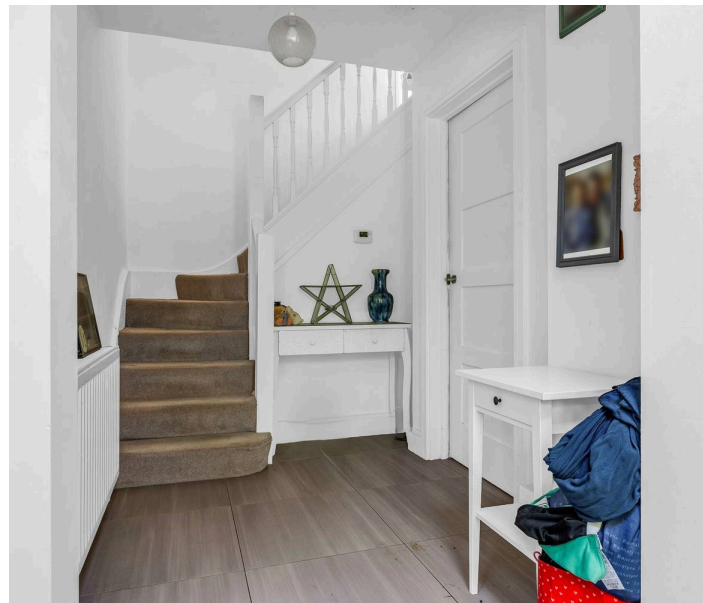
REAR GARDEN

The rear garden is of a good size with patio seating area and the remainder laid to lawn. The detached office/summer house is located to the rear of the garden and there is gated rear access.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.







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