



Elliot Heath
ESTATE AGENTS

60 Hoe Lane, Ware
Guide Price **£1,350,000**

60 Hoe Lane

Ware

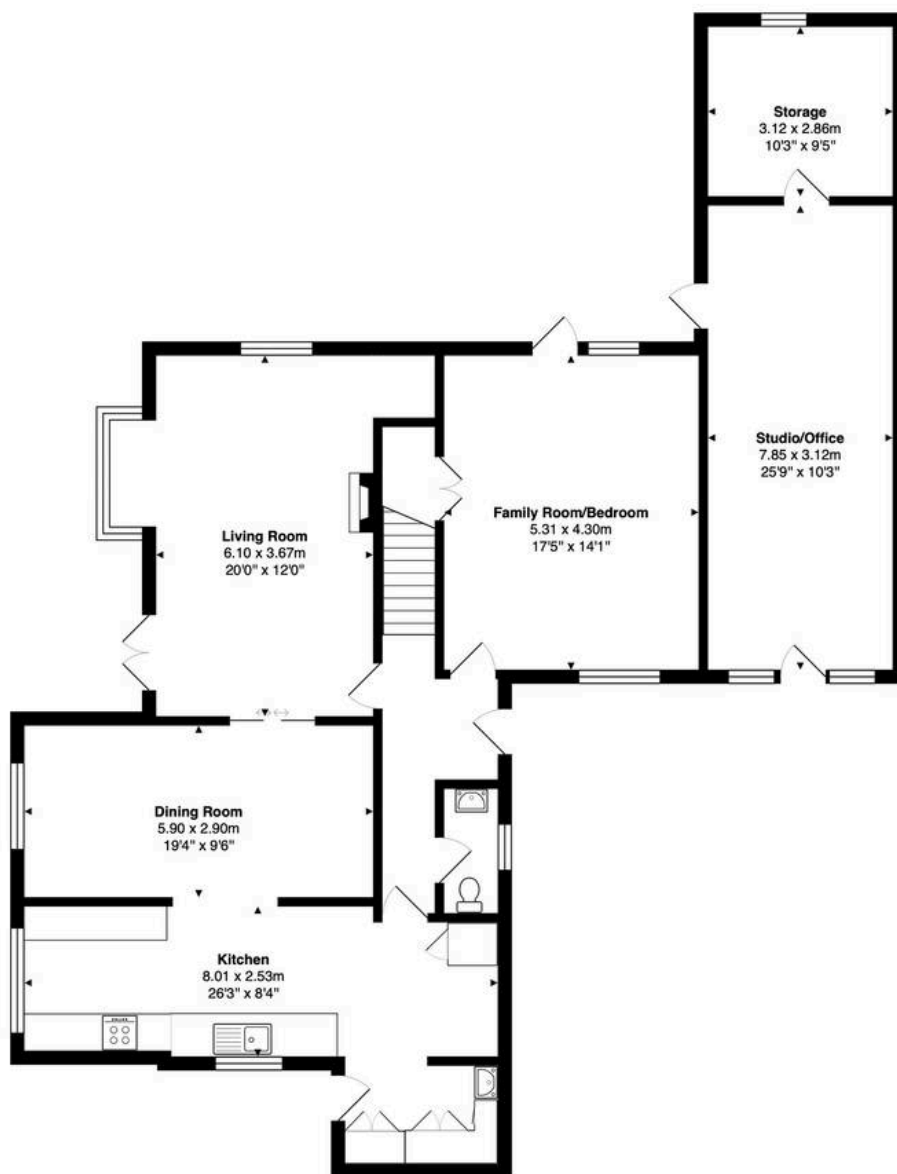
Rare opportunity to acquire a substantial detached 4-bedroom home on Ware's sought-after Southside, with mature gardens, outdoor pool, roof terrace, versatile accommodation and ample parking. Council Tax band: G

Tenure: Freehold

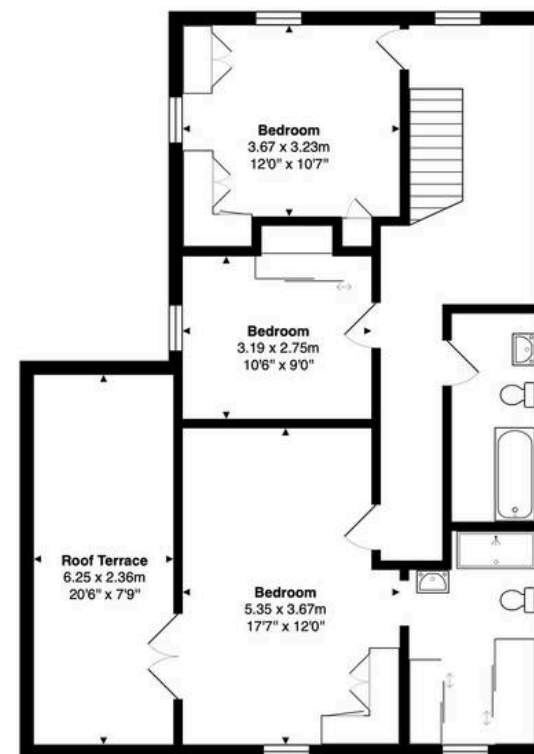
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Ground Floor
Area: 139.7 m² ... 1504 ft²



First Floor
Area: 88.4 m² ... 952 ft²

Total Area: 228.1 m² ... 2455 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, radiator, wood flooring, doors to:

Downstairs WC

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

Kitchen

26' 3" x 8' 4" (8.01m x 2.53m)

Dual aspect with two double glazed windows. 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, wood flooring, open to the dining room and open to:

Utility Area

With door giving access to out side. Fitted with a range of storage cupboards, sink with cupboard enclosure below, space for washing machine and tumble dryer, wood flooring.

Dining Room

19' 4" x 9' 6" (5.90m x 2.90m)

With double glazed window, radiator, wood flooring, double sliding doors to:

Living Room

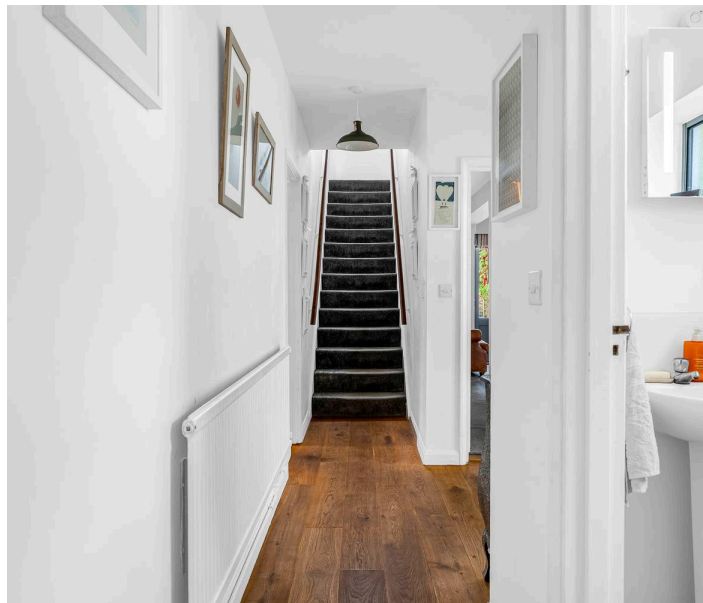
20' 0" x 12' 0" (6.10m x 3.67m)

Dual aspect with double glazed double doors opening onto the garden, box bay window and further window all overlooking the gardens, radiator, attractive feature fireplace, wood flooring.

Family Room/Bedroom

17' 5" x 14' 1" (5.31m x 4.30m)

Dual aspect double glazed windows and a door to the rear garden, radiator, under stairs storage cupboard.



First Floor Landing

With double glazed window to rear aspect, doors to:

Bedroom One

17' 7" x 12' 0" (5.35m x 3.67m)

With double glazed window to front aspect and double doors on to the large roof terrace, built in wardrobe cupboards, two radiator, door to:

En Suite Shower Room

With double glazed window to front aspect. Fitted with a suite comprising walk in shower, dual flush wc, vanity unit with inset wash hand basin, tiled walls, antique tiled flooring, chrome heated towel rail, double wardrobe.

Bedroom Two

12' 0" x 10' 7" (3.67m x 3.23m)

With dual aspect double windows, radiator, built in wardrobe cupboards.

Bedroom Three

10' 6" x 9' 0" (3.19m x 2.75m)

With double glazed window, radiator, built in wardrobe cupboard with mirrored sliding doors.

Bathroom

With two double glazed windows with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Studio/Office/Storage

25' 9" x 10' 3" (7.85m x 3.12m)

Accessed from outside with double glazed window to front aspect and door giving access to the rear garden, door to large storage room with double glazed window to rear aspect measuring approximately 10' 3" x 9' 5" (3.12m x 2.86m)





FRONT GARDEN

Front garden with heavily stocked borders providing a good degree of privacy with the remainder laid to lawn and access to the rear garden.

REAR GARDEN

The rear garden is of an extremely good size mainly laid to lawn with mature planting, large patio seating area and gated access to the outdoor pool area to the rear of the garden.

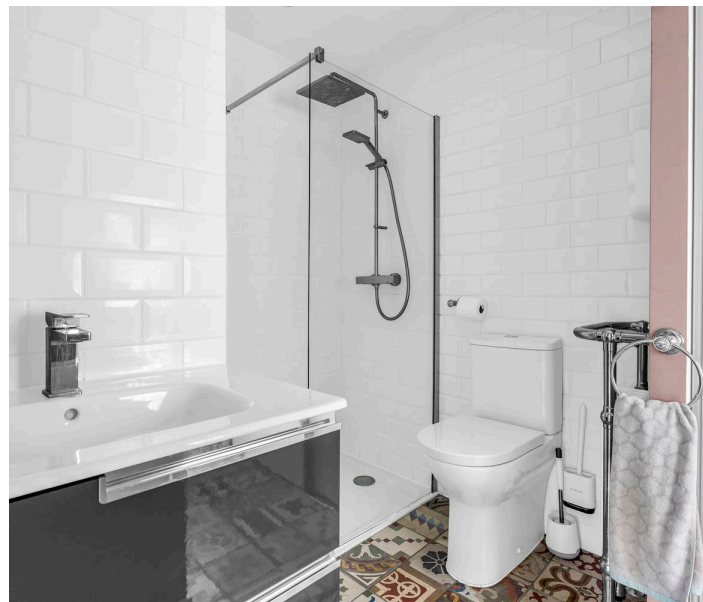
ROOF TERRACE

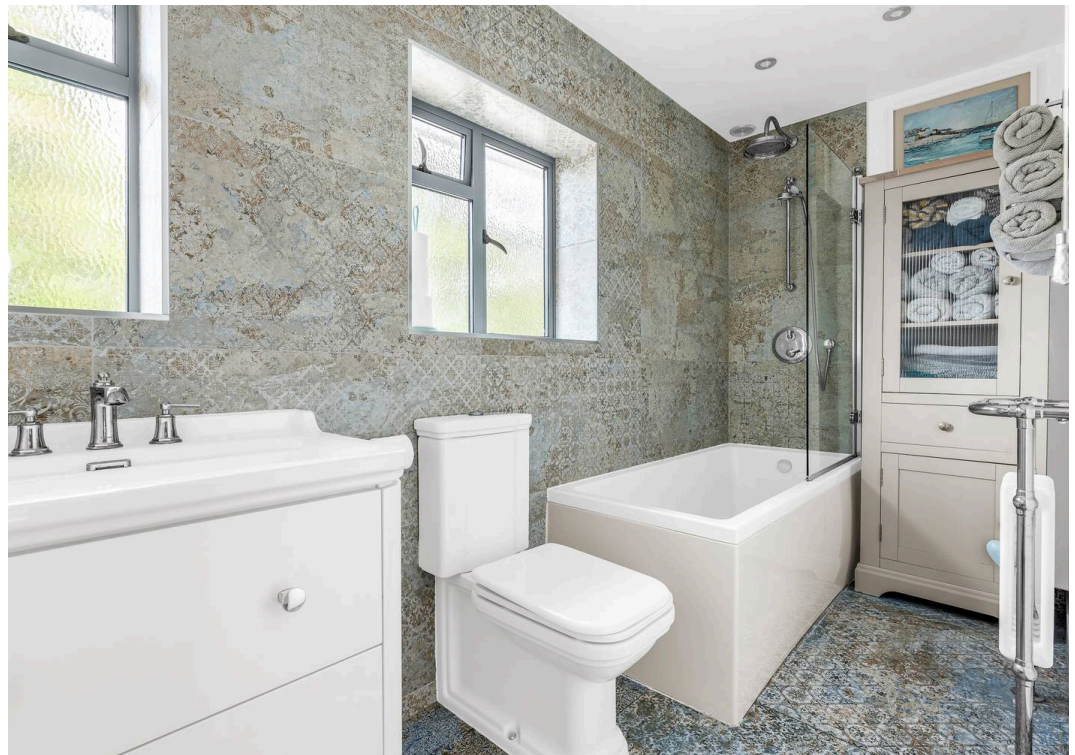
Large roof terrace with stunning views accessed from the principal bedroom.

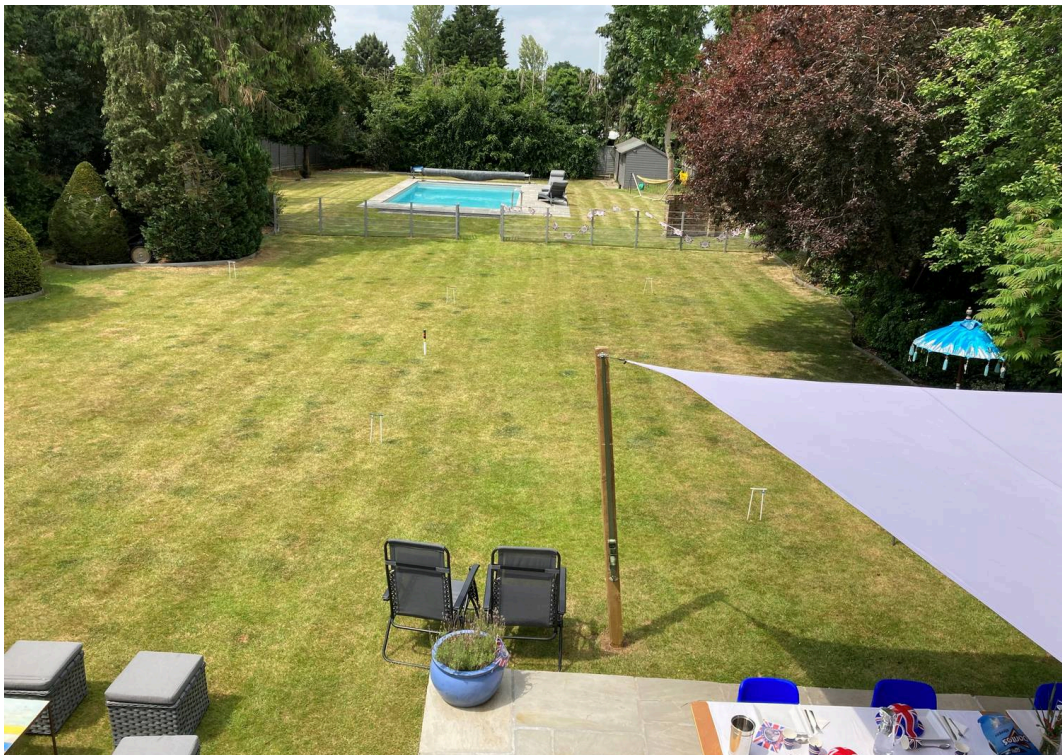
DRIVEWAY

5 Parking Spaces

Large gated driveway providing ample off street parking.









Elliot Heath Estate Agents

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