



**Elliot Heath**  
ESTATE AGENTS

**1 Clements Street, Ware**  
Guide Price £715,000

# 1 Clements Street

Ware, Ware

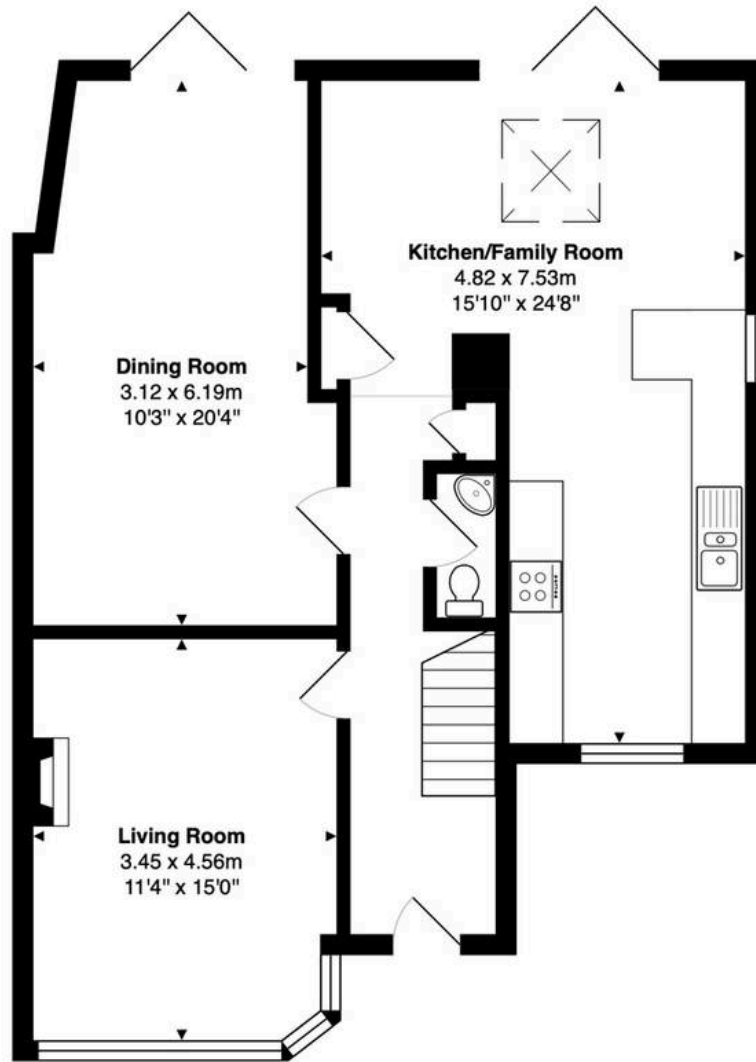
Substantial 4-bed semi-detached close to high street. Features: kitchen/family room & dining room with bi-fold doors, living room, utility room, driveway, garden. Near amenities & station to London. Council Tax band: D

Tenure: Freehold

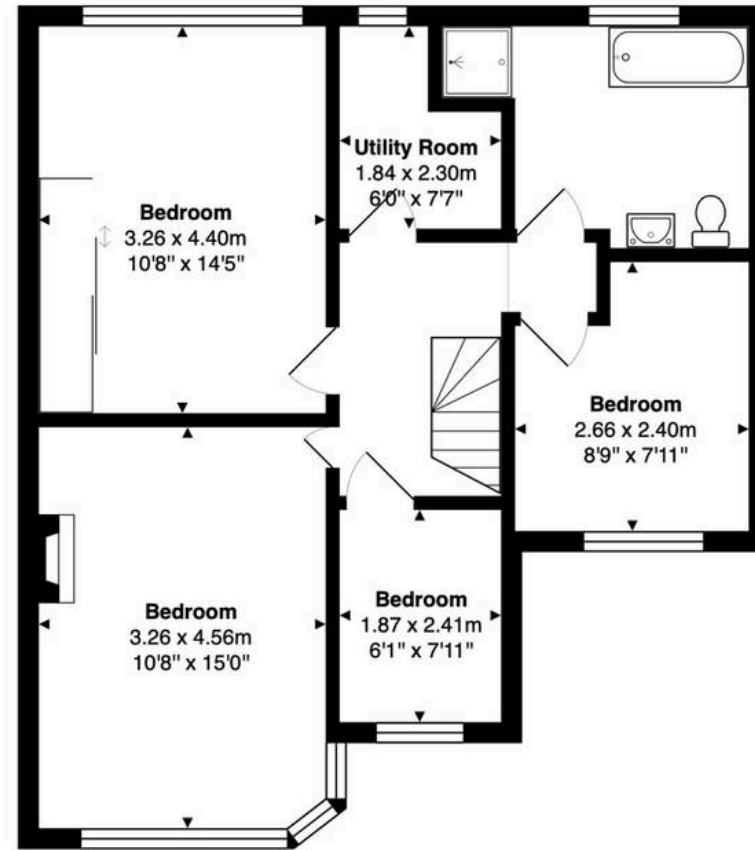
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 75.5 m<sup>2</sup> ... 813 ft<sup>2</sup>



**First Floor**  
Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>

**Total Area: 137.2 m<sup>2</sup> ... 1476 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 stairs rising to first floor landing, wood effect flooring, radiator, built in storage cupboard, doors to:

### Downstairs WC

Fitted with a suite comprising wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, radiator.

### Living Room

11' 4" x 14' 11" (3.45m x 4.56m)

With double glazed bay window to front aspect, feature fireplace, built in shelving and cupboard to alcove, radiator.

### Dining Room

10' 3" x 20' 4" (3.12m x 6.19m)

With double glazed bi fold doors to the rear garden, radiator, wood effect flooring.

### Kitchen/Family Room

15' 10" x 24' 8" (4.82m x 7.53m)

### Family Room

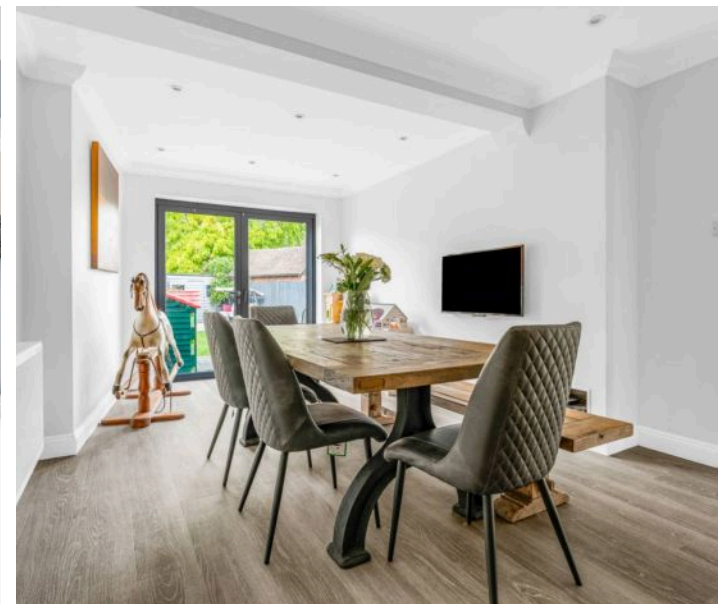
With double glazed bi fold doors onto the rear garden and large Velux window, wood effect flooring, built in storage cupboard, radiator, open to:

### Kitchen

With double glazed window to front and side aspect. Fitted with a range of wall and base storage units with works surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge freezer, breakfast bar, tiled splash back areas, wood effect flooring, radiator.

### First Floor Landing

With doors to:



**Bedroom One**

10' 8" x 14' 11" (3.26m x 4.56m)

With double glazed bay window to front aspect, radiator.

**Bedroom Two**

10' 8" x 14' 5" (3.26m x 4.40m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard with mirrored sliding doors.

**Bedroom Three**

8' 9" x 7' 10" (2.66m x 2.40m)

With double glazed window to front aspect, radiator.

**Bedroom Four**

6' 2" x 7' 11" (1.87m x 2.41m)

With double glazed window to front aspect, radiator.

**Utility Room**

6' 0" x 7' 7" (1.84m x 2.30m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, concealed cistern wc, wall hung wash hand basin, tiled splash back areas, wood effect flooring, radiator.





## REAR GARDEN

The rear garden is of a good sized with large patio seating area with timber garden shed which in turn gives access to the lawn with mature shrub borders. There is a further paved seating area to the rear with timber garden store, gated access to the front of the property.

## DRIVEWAY

3 Parking Spaces

Generous gravel driveway providing off street parking for numerous vehicles.







## Elliot Heath Estate Agents

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