

Elliot Heath
ESTATE AGENTS

6 Hampden Hill, Ware

Guide Price **£1,400,000**

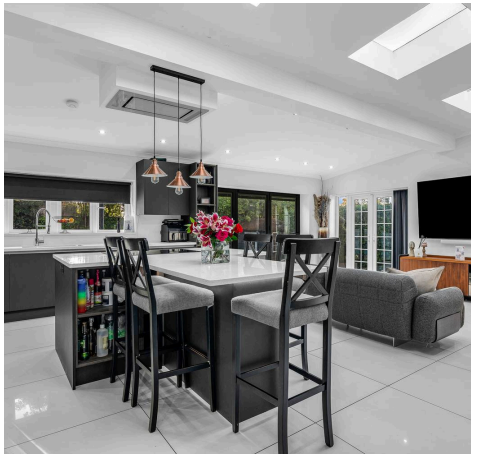
6 Hampden Hill

Ware

Impressive 6-bed 1930s detached home, thoughtfully upgraded, generous living space, superb kitchen/family room, gardens, pool & summerhouse. Flexibility to create an annexe or home-working space.
Council Tax band: F

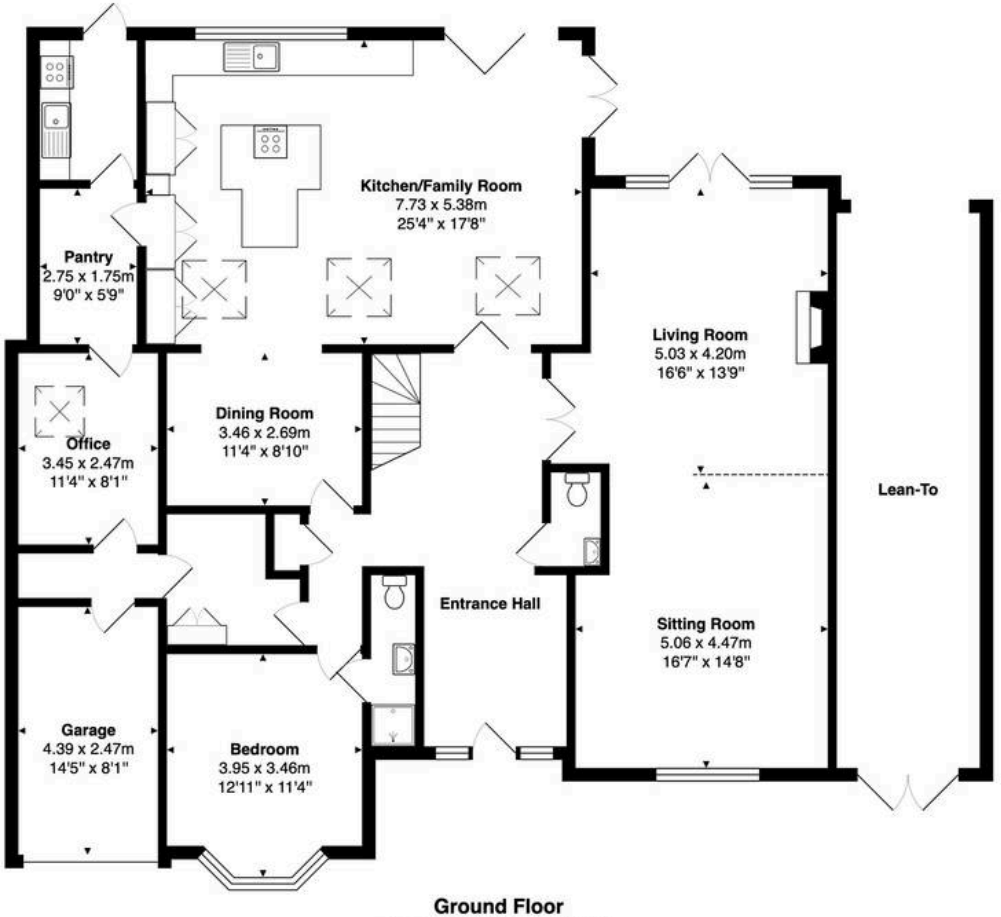
Tenure: Freehold



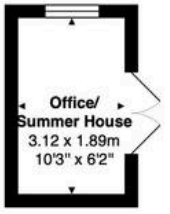








Ground Floor
Area: 205.8 m² ... 2215 ft²



Outbuilding
Area: 5.9 m² ... 63 ft²



First Floor
Area: 101.8 m² ... 1095 ft²

Total Area: 313.4 m² ... 3374 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 double glazed windows to front aspect, stairs rising to first floor landing, wood flooring, built in storage cupboard, vertical radiator, doors to:

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

Sitting Room
16' 7" x 14' 8" (5.06m x 4.47m)
With double glazed window to front aspect with fitted shutters, tiled flooring, fitted shelving and storage cupboards to one wall, stairs to:

Living Room
16' 6" x 13' 9" (5.03m x 4.20m)
With double-glazed double doors and windows overlooking the rear garden, a feature red-brick fireplace housing a wood-burning stove, underfloor heating, vertical radiator and wood flooring. The room also benefits from an integrated in-wall and in-ceiling surround sound system, complemented by a ceiling-recessed, drop-down projector screen, creating an immersive home cinema experience.

Kitchen/Family Room
25' 4" x 17' 8" (7.73m x 5.38m)
With double-glazed window, bi-fold doors and double doors opening onto the rear garden, together with three skylight windows. Comprehensively fitted with a range of wall and base storage units with work surfaces over, incorporating a sink and drainer unit, integrated appliances and an island unit/breakfast bar. Further features include tiled flooring with underfloor heating and an integrated in-ceiling surround sound system. Door to the pantry and open to:

Dining Room
11' 4" x 8' 10" (3.46m x 2.69m)
With tiled flooring, door to the entrance hall.







Bedroom Six
13' 0" x 11' 4" (3.95m x 3.46m)
With double glazed bay window to front aspect with fitted shutters, radiator, wood flooring, door to:

En Suite Shower Room
Fitted with a suite comprising tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.

Inner Hallway
With built in storage cupboard and door to:

Inner Lobby
With door to the integral garage currently used as a gym and door to:

Office
11' 4" x 8' 1" (3.45m x 2.47m)
With a skylight window, wood effect flooring, radiator, door to:

Pantry
9' 0" x 5' 9" (2.75m x 1.75m)
With door to the kitchen and door to:

Kitchen/Utility
With door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, tiled splash back areas, tilled flooring, radiator.

First Floor Landing
With skylight window and doors to:

Bedroom One
13' 9" x 13' 1" (4.20m x 3.98m)
With double glazed window to rear aspect, radiator, wood effect flooring, built in wardrobe cupboards with mirrored sliding doors, door to en suite bathroom and open to:

Dressing Room
8' 2" x 7' 1" (2.48m x 2.17m)
With double glazed window to rear aspect, fitted shelving and storage units, wood effect flooring.



En Suite Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising free standing bath, separate shower cubicle, vanity unit with wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two
13' 9" x 10' 2" (4.20m x 3.11m)
With two double glazed windows to front aspect with fitted shutters, radiator, wood effect flooring, built in wardrobe cupboards with mirrored sliding doors, door to:

En Suite Shower Room
Fitted with a suite comprising tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

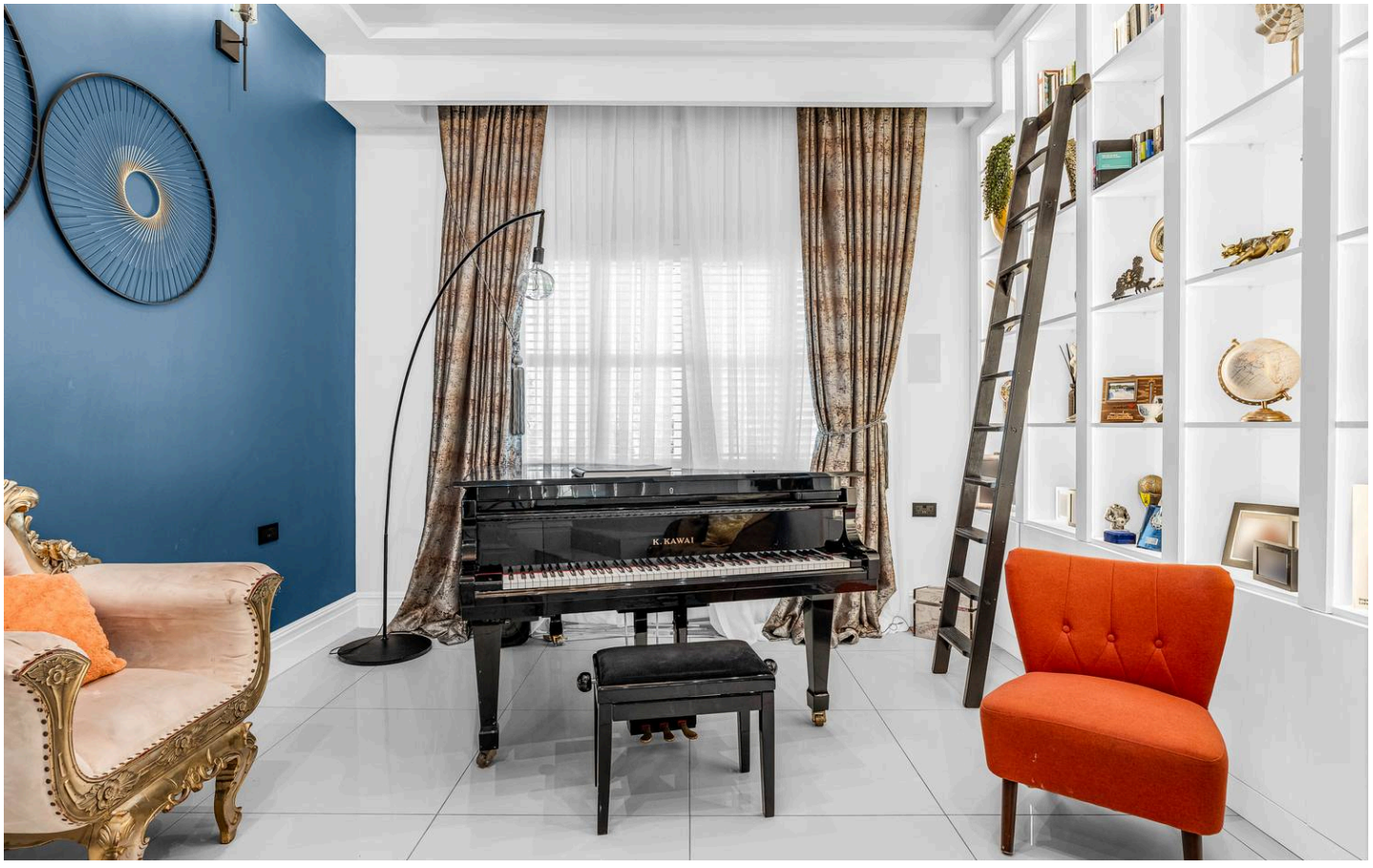
Bedroom Three
11' 1" x 10' 8" (3.38m x 3.26m)
With double glazed window to front aspect with fitted shutters, radiator.

Bedroom Four
11' 2" x 10' 6" (3.40m x 3.19m)
With double glazed window to front aspect with fitted shutters, radiator, built in wardrobe cupboard with mirrored sliding doors, wood effect flooring.

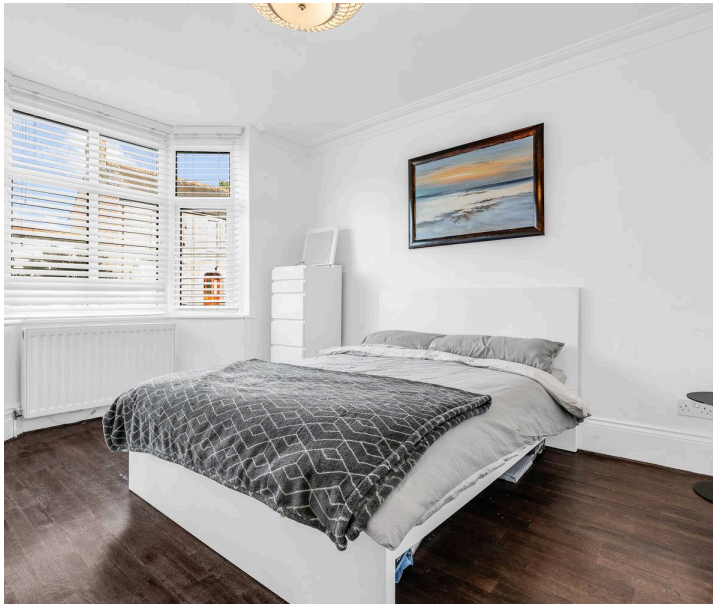
Bedroom Five
11' 6" x 8' 11" (3.50m x 2.72m)
With double glazed window to rear aspect, radiator, wood effect flooring, fitted wardrobe cupboards.

Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.









Detached Office/Summerhouse
10' 3" x 6' 2" (3.12m x 1.89m)
Located to the rear of the garden.

Front Garden

Heavily stocked front garden providing a good degree of privacy and gated access to the rear garden.

Rear Garden

Landscaped rear garden mainly laid to lawn with patio seating area and outdoor swimming pool. Access to the detached summerhouse/office.

DRIVEWAY

4 Parking Spaces

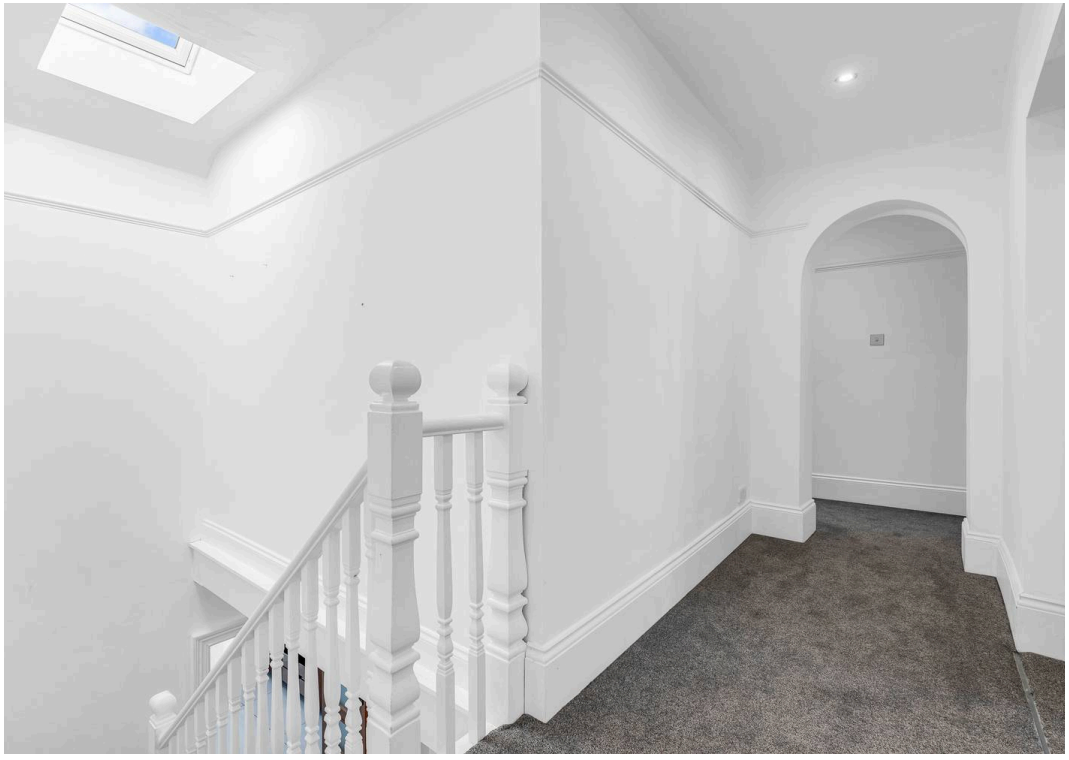
Carriage block paved driveway providing off street parking for numerous vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 4.39 x 2.47 (14'5 x 8'1) with electric door to front aspect and personnel door to the house. Currently being used as a gym.


ULANDA
Wellness
SPIN

























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