



Elliot Heath
ESTATE AGENTS

54 Heath Drive, Ware
Guide Price **£725,000**

54 Heath Drive

Ware

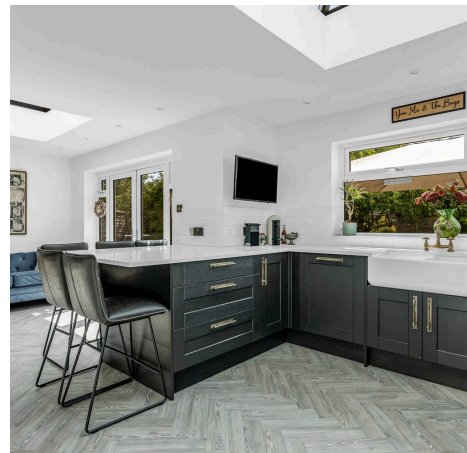
Elliot Heath are delighted to present this beautifully extended four-bedroom semi-detached family home, ideally situated within the highly sought-after Kings Hill development.

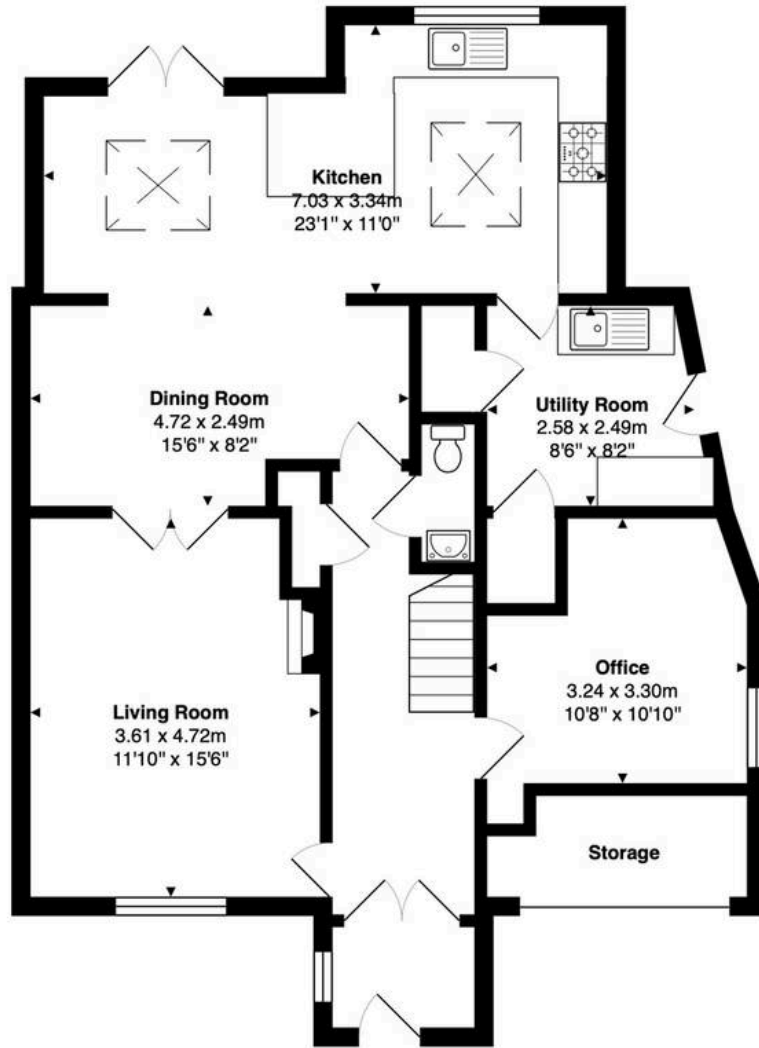
Council Tax band: E

Tenure: Freehold

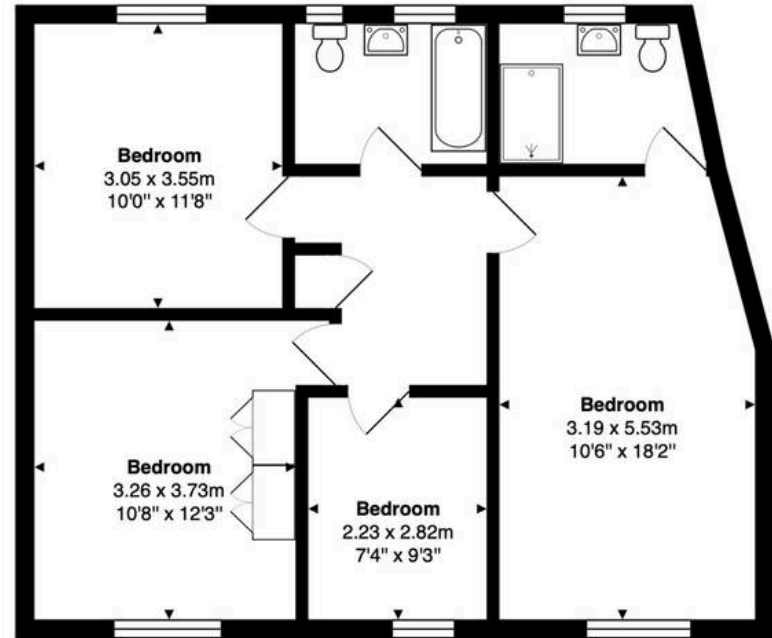
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 88.2 m² ... 949 ft²



First Floor
Area: 64.8 m² ... 697 ft²

Total Area: 153.0 m² ... 1647 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

Stairs rising to the first floor,

Living Room

11' 10" x 15' 6" (3.61m x 4.72m)

Window to front aspect, feature fireplace, internal French doors open to:

Dining Room

15' 6" x 8' 2" (4.72m x 2.49m)

Herringbone style flooring, opening to:

Kitchen/Diner

23' 1" x 11' 0" (7.04m x 3.35m)

Beautifully fitted kitchen featuring an extensive range of work surfaces, inset butler sink with mixer tap, integrated dishwasher, and space for a range-style cooker. Finished with stylish herringbone-style flooring, the room enjoys a window to the rear aspect together with French doors opening directly onto the rear garden.

Utility Room

8' 6" x 8' 2" (2.59m x 2.49m)

Fitted with a range of wall and base units incorporating an inset sink, with space and plumbing for a washing machine. Additional features include a wall-mounted gas boiler and a door providing side access.

Downstairs W.C

Low-level WC and wall-mounted wash hand basin.

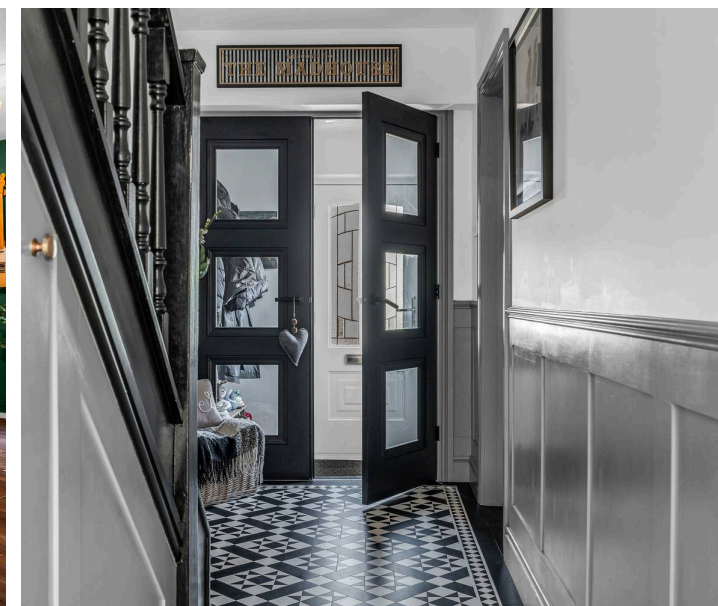
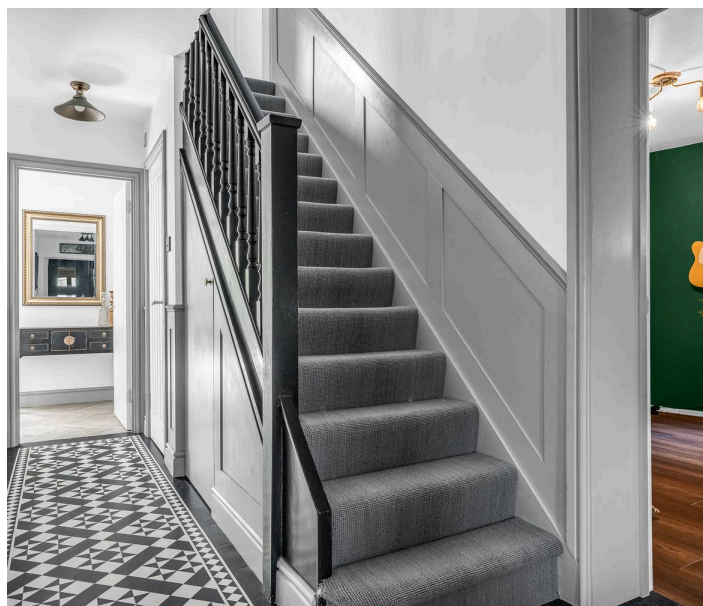
First Floor Landing

Doors to bedrooms.

Bedroom One

18' 2" x 10' 6" (5.54m x 3.20m)

Window to front aspect, door opening to the en-suite.



En-Suite Shower Room

Comprising a fully tiled shower cubicle, pedestal wash hand basin with vanity storage beneath, low-level WC, and window to the rear aspect.

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m)

Window to front aspect and fitted wardrobe's.

Bedroom Three

11' 8" x 10' 0" (3.56m x 3.05m)

Window to rear aspect.

Bedroom Four

9' 3" x 7' 4" (2.82m x 2.24m)

Window to front aspect.

Family Bathroom

Window to the rear aspect, panelled enclosed bath with shower over, pedestal wash hand basin, and low-level WC.





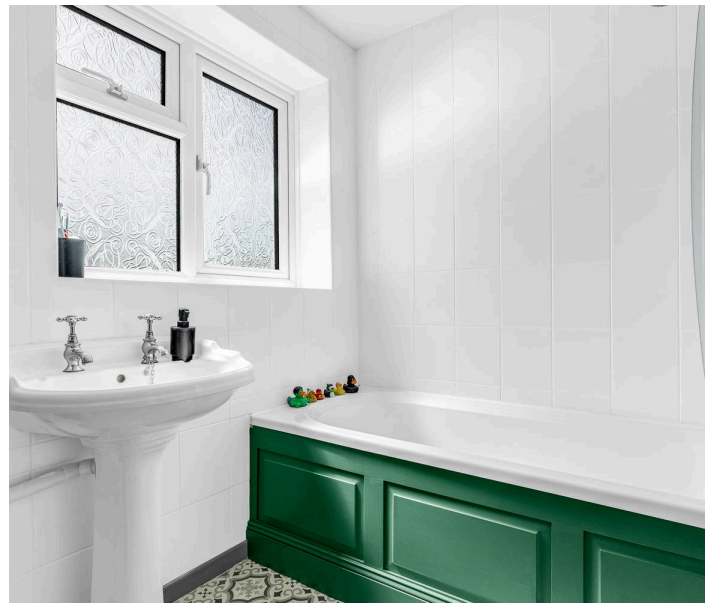
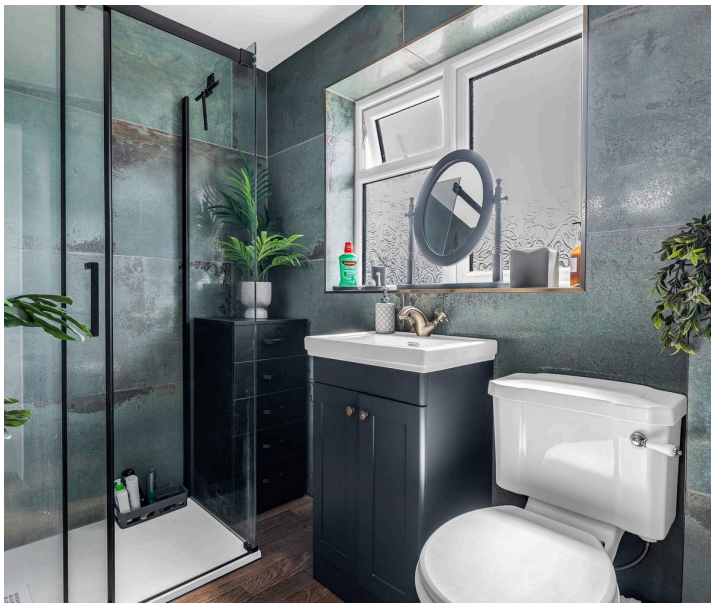
GARDEN

The property enjoys a private rear garden featuring a paved patio area immediately to the rear, with the remainder predominantly laid to lawn. Further benefits include fenced boundaries, well-stocked shrub borders, and a timber garden shed.

DRIVEWAY

2 Parking Spaces

To the front of the property is a paved driveway providing off-street parking for two vehicles, leading to a useful store area ideal for bikes, lawnmowers, and additional storage.







Elliot Heath Estate Agents

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