

Elliot Heath
ESTATE AGENTS

52 Heath Drive, Ware

Guide Price £735,000

52 Heath Drive

Ware

Elliot Heath present this extended 5-bed family home in the sought-after Kingshill development, featuring versatile living space, a stylish open-plan kitchen/diner, private garden & driveway parking.
Council Tax band: E

Tenure: Freehold

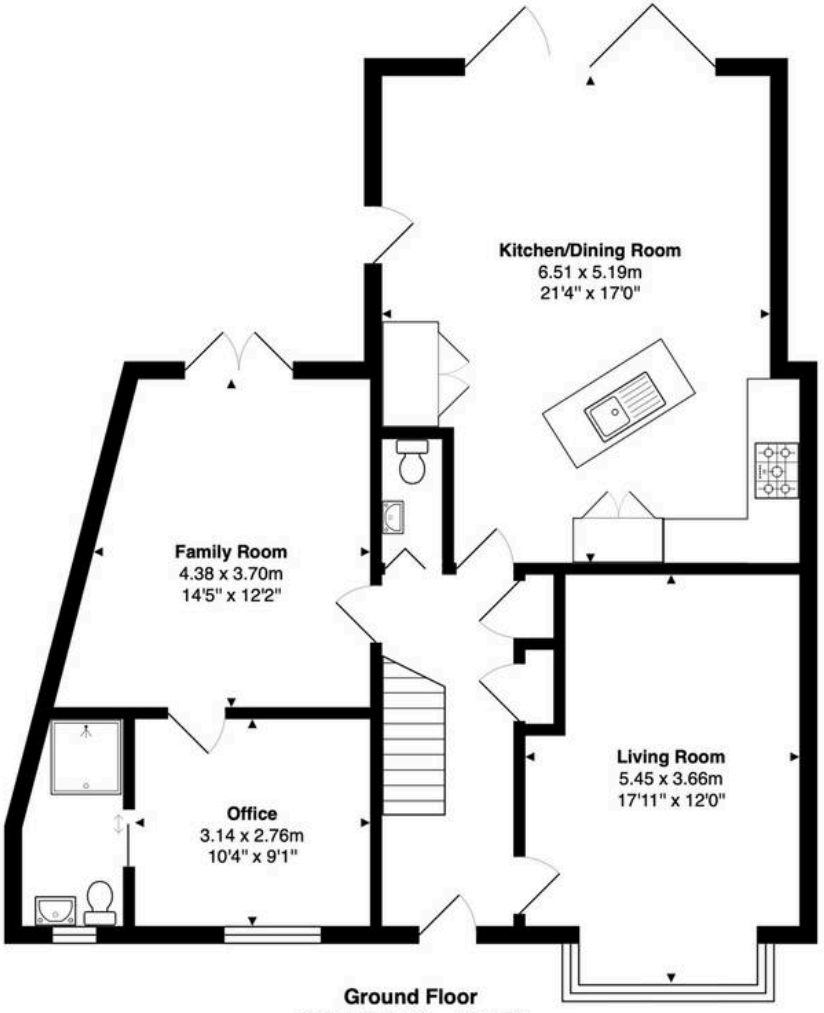
- Popular Kingshill Development
- Extended Five Bed Semi
- Accommodation In Excess Of 2,000 sq ft



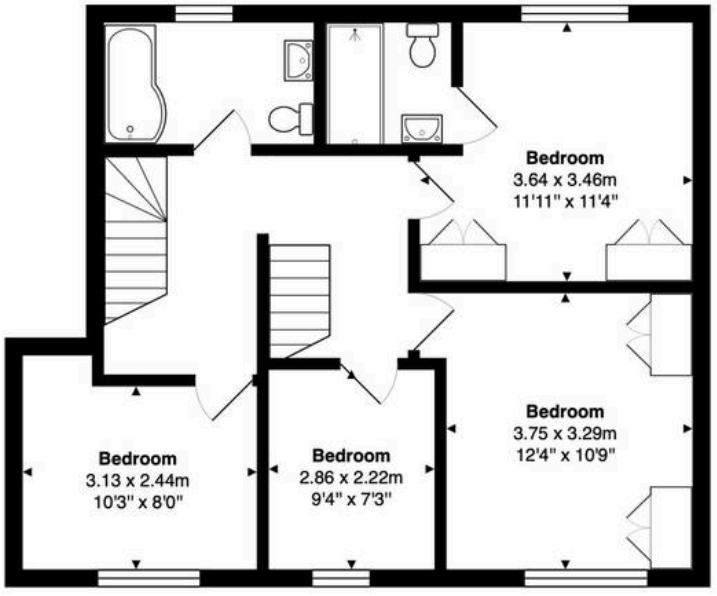




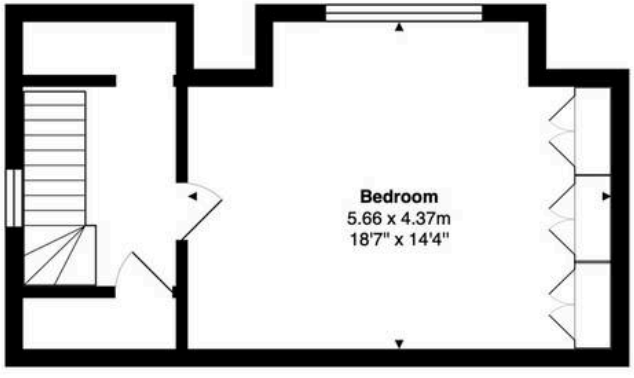




Ground Floor
Area: 94.1 m² ... 1013 ft²



First Floor
Area: 60.6 m² ... 652 ft²



Second Floor
Area: 32.3 m² ... 348 ft²

Total Area: 187.0 m² ... 2013 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 with glass balustrade, two built in storage cupboards, radiator, doors to:

Living Room
17' 11" x 12' 0" (5.45m x 3.66m)
With double glazed box bay window to front aspect, radiator.

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

Kitchen/Dining Room
21' 4" x 17' 0" (6.51m x 5.19m)
With double glazed bi fold doors opening onto the rear garden and door to side aspect. Fitted with a range of wall and base storage units with work surfaces over, island unit/breakfast bar incorporating a sink and drainer unit, space for range style cooker space for American style fridge/freezer, integrated dishwasher, utility cupboard with space for washing machine and tumble dryer, tiled flooring.

Family Room
14' 4" x 12' 2" (4.38m x 3.70m)
With double glazed double doors to the rear garden, radiator, door to:

Office
10' 4" x 9' 1" (3.14m x 2.76m)
With double glazed window to front aspect, radiator, wood effect flooring, door to:

En Suite Shower Room
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising fully tiled walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

First Floor Landing
With stairs to second floor landing, doors to:







Bedroom Two
11' 11" x 11' 4" (3.64m x 3.46m)
With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture, door to:

En Suite Shower Room
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tiled walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Bedroom Three
12' 4" x 10' 10" (3.75m x 3.29m)
With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Four
10' 3" x 8' 0" (3.13m x 2.44m)
With double glazed window to front aspect, radiator.

Bedroom Five
9' 5" x 7' 3" (2.86m x 2.22m)
With double glazed window to front aspect, radiator.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with feature wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Second Floor Landing
With double glazed window to side aspect, built in storage cupboard, storage recess and door to:

Bedroom One
18' 7" x 14' 4" (5.66m x 4.37m)
With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.









FRONT GARDEN

Front garden laid to lawn with mature shrubs.

REAR GARDEN

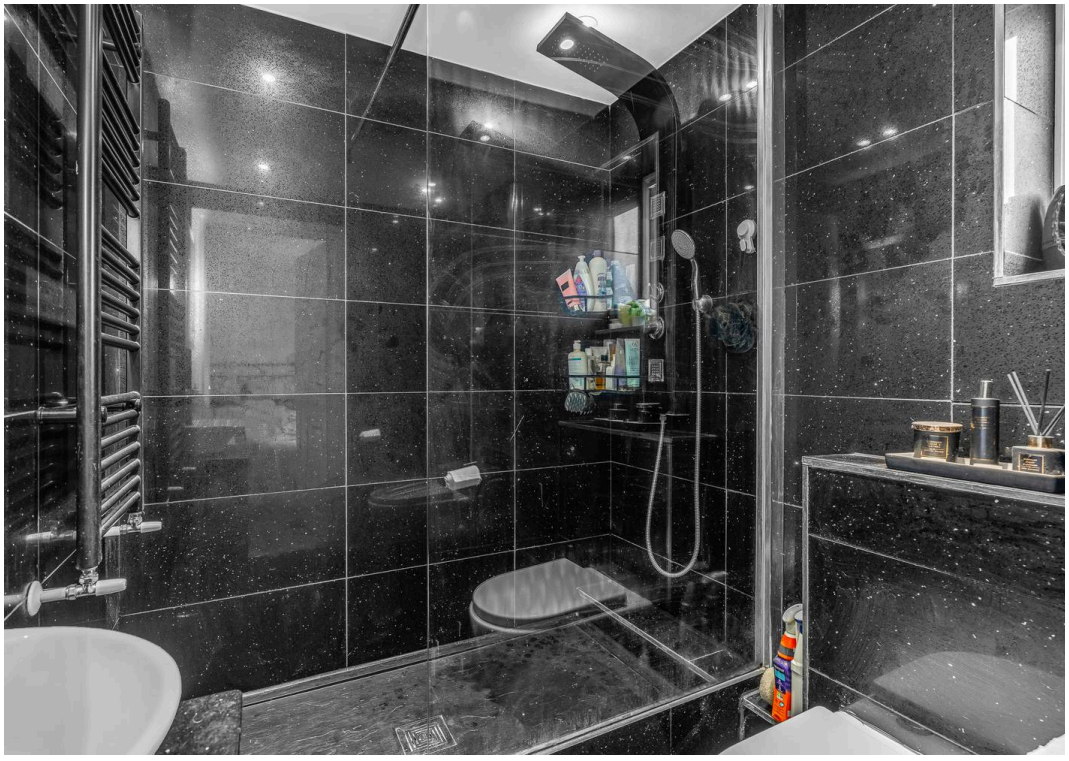
Mainly laid to lawn with two seating areas and attractive pergola.

DRIVEWAY

2 Parking Spaces

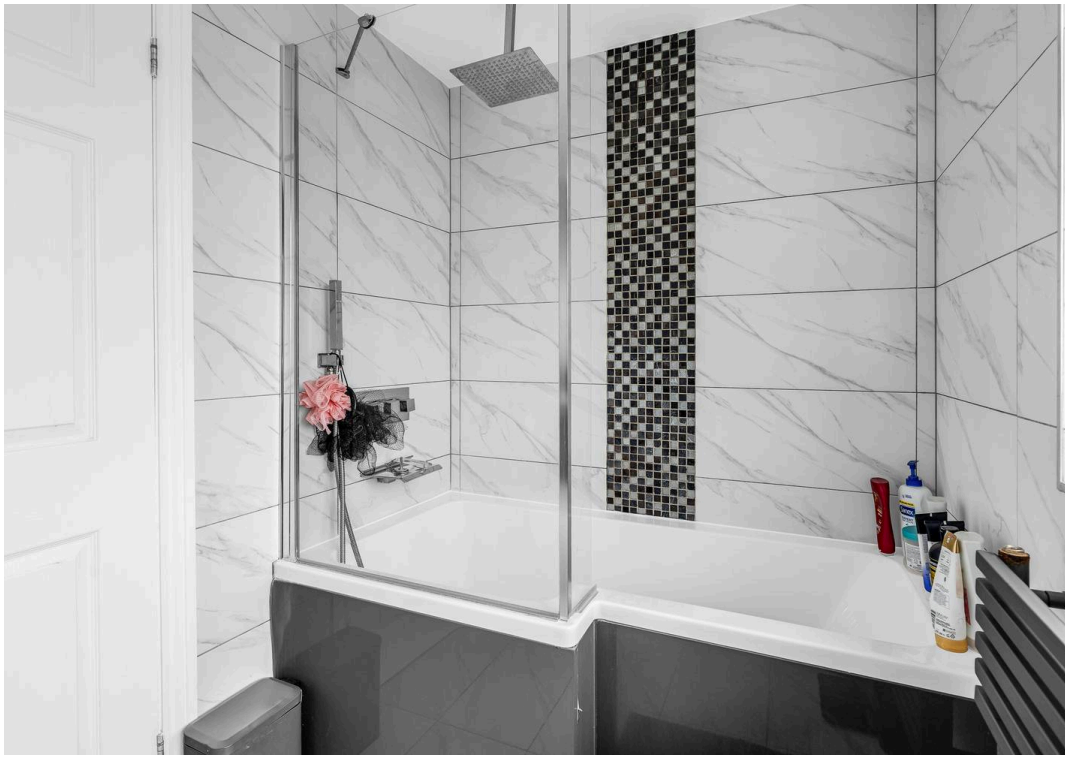
Block paved driveway providing off street parking.



















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