

Elliot Heath
ESTATE AGENTS

34 The Hyde, WARE

Guide Price **£370,000**

34 The Hyde

WARE, Ware

Modern 2-bed home on the popular Hyde development, offered chain free. Features a spacious kitchen & living room, westerly aspect garden, allocated parking & easy access to Ware station & the A10.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

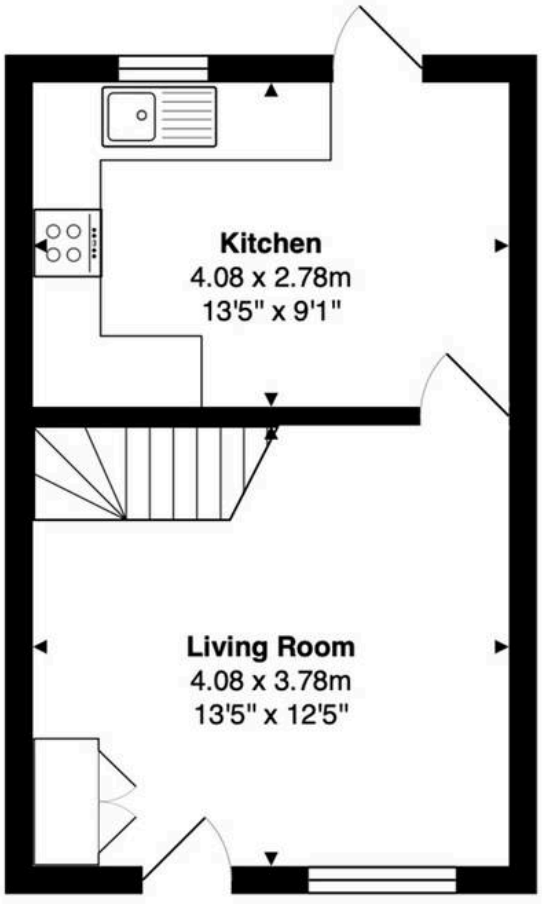
- 2-Bed On Popular Hyde Development
- Westerly Aspect Garden
- No Chain

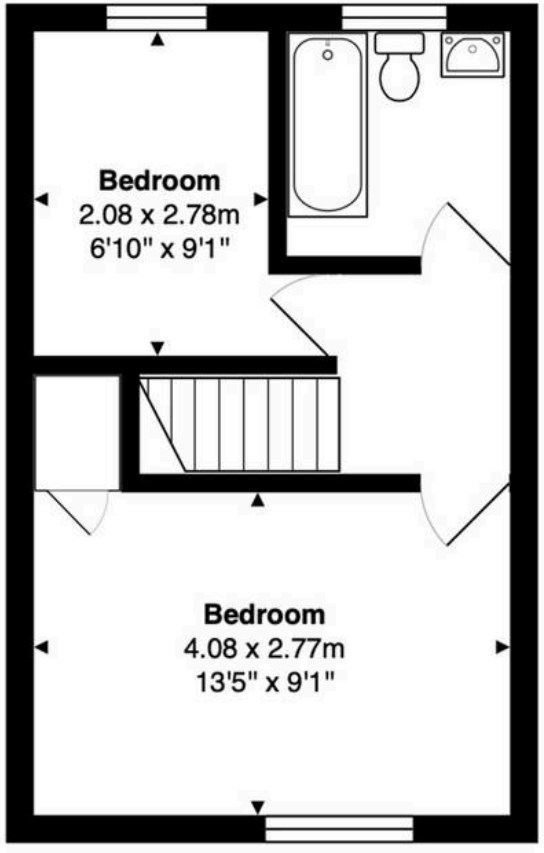












Ground Floor
Area: 27.4 m² ... 295 ft²

First Floor
Area: 27.4 m² ... 295 ft²

Total Area: 54.9 m² ... 591 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

Accommodation
With private front entrance door to:

Living Room
13' 5" x 12' 5" (4.08m x 3.78m)
With double glazed window to front aspect, radiator, stairs rising to the first floor, meter cupboard, wood style flooring, door to:

Kitchen
13' 5" x 9' 1" (4.08m x 2.78m)
With double glazed window to rear aspect and door opening onto the rear garden. Fitted with a range of wall and base storage units with wood effect work surfaces over incorporating a sink and drainer unit, built in oven with four ring gas hob and extractor over, space for; washing machine, fridge, freezer and slim line dishwasher, tiled splash back areas, tiled flooring, radiator.

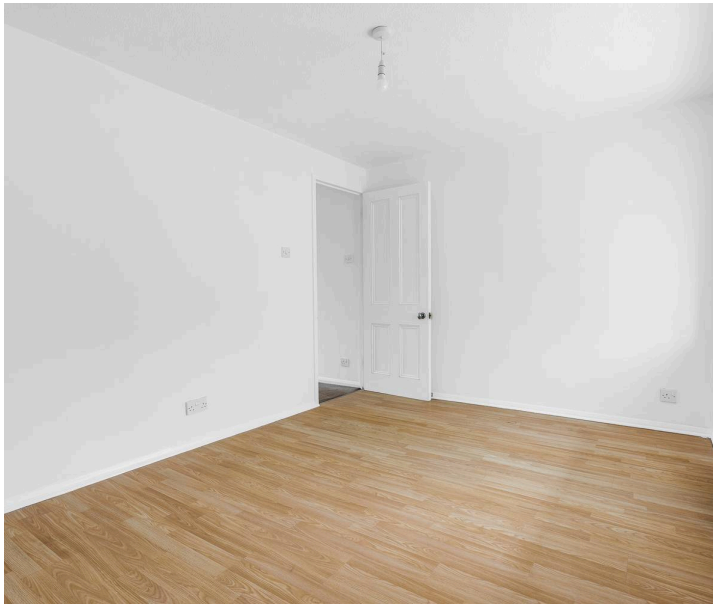
First Floor Landing
With loft access and doors to:

Bedroom One
13' 5" x 9' 1" (4.08m x 2.77m)
With double glazed bay window to front aspect, radiator, over stairs storage cupboard, wood style flooring.

Bedroom Two
6' 10" x 9' 1" (2.08m x 2.78m)
With double glazed window to rear aspect, radiator.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

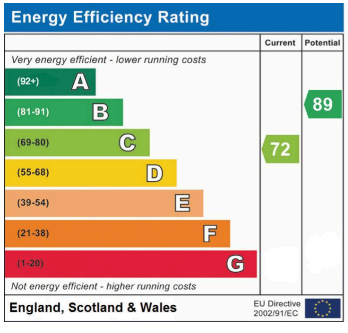


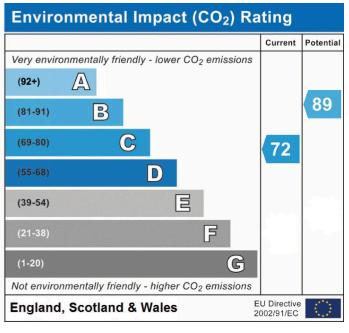












FRONT GARDEN

Low maintenance front garden laid with gravel.

REAR GARDEN

Westerly aspect rear garden, paved to the immediate rear with the remainder laid to lawn and gravel. Timber garden shed and gated rear access.

ALLOCATED PARKING

1 Parking Space

The property benefits from both residents and visitors parking.



Elliot Heath Estate Agents

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