



CROUDACE  
2002

**Elliot Heath**  
ESTATE AGENTS

**14 Sandeman Gardens, WARE**  
Offers Over **£525,000**

# 14 Sandeman Gardens

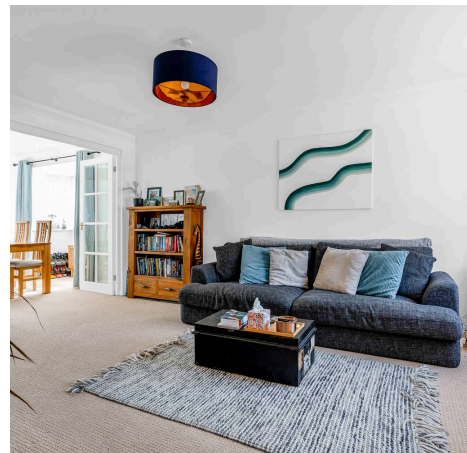
WARE, Ware

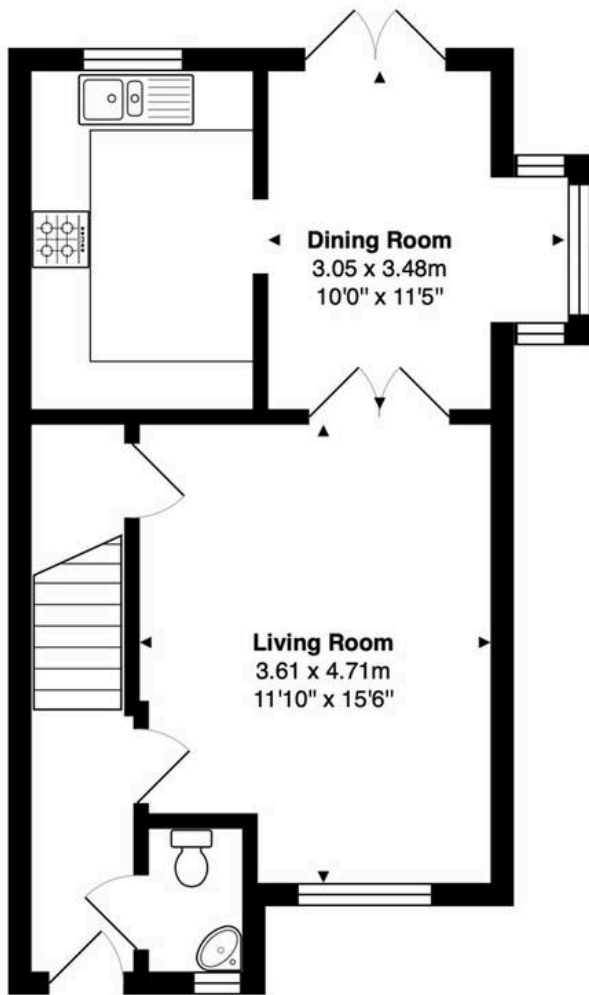
Charming 3-bed family home in quiet cul-de-sac near Ware centre. Features living room, dining room, fitted kitchen, en suite, garage, and garden. No chain. Call Elliot Heath: 01920 293333. Council Tax band: E

Tenure: Freehold

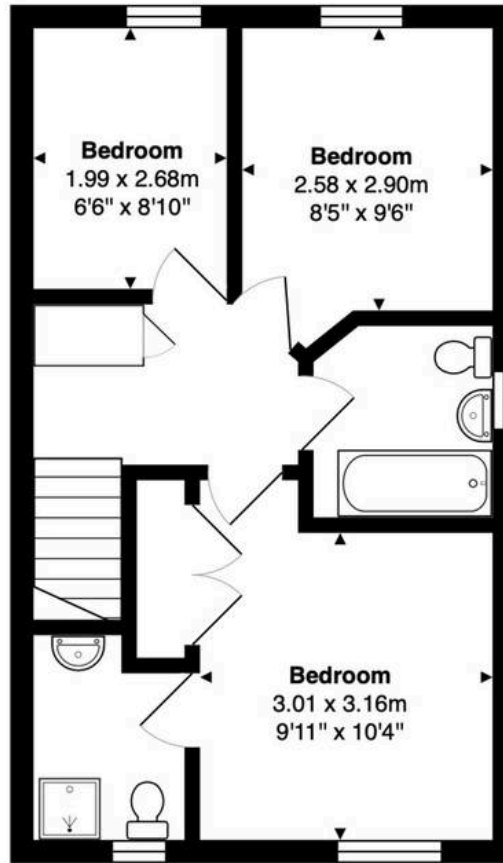
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

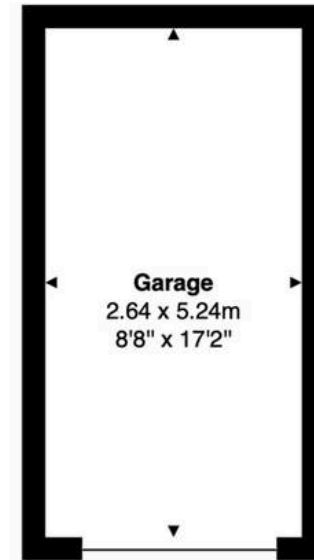




**Ground Floor**  
Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>



**First Floor**  
Area: 39.4 m<sup>2</sup> ... 425 ft<sup>2</sup>



**Outbuilding**  
Area: 13.8 m<sup>2</sup> ... 149 ft<sup>2</sup>

**Total Area: 95.9 m<sup>2</sup> ... 1032 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, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, radiator.

### Living Room

11' 10" x 15' 5" (3.61m x 4.71m)

With double glazed window to front aspect, radiator, built in storage cupboard and double doors to:

### Dining room

10' 0" x 11' 5" (3.05m x 3.48m)

With double glazed box bay window to side aspect and double glazed double doors opening onto the rear garden, radiator, open to:

### Kitchen

With double glazed window to rear aspect. 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, appliance space, tiled splash back areas, wood effect flooring, radiator.

### First Floor Landing

With built in storage cupboard, radiator, doors to:

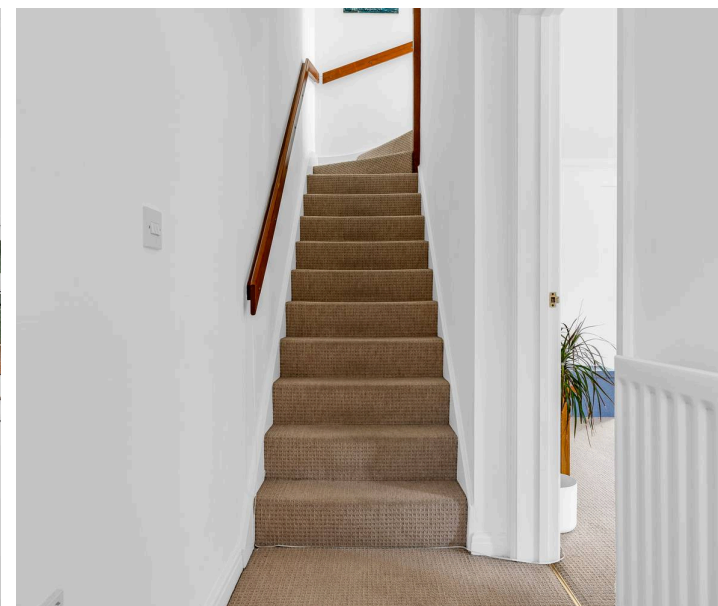
### Bedroom One

9' 11" x 10' 4" (3.01m x 3.16m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, door to:

### En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.



**Bedroom Two**

8' 6" x 9' 6" (2.58m x 2.90m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

6' 6" x 8' 10" (1.99m x 2.68m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush wc, pedestal wash hand basin, tiled splash back areas, radiator.





#### **FRONT GARDEN**

Attractively planted front garden.

#### **REAR GARDEN**

The rear garden is laid with a patio seating area with the remainder being decked with raised beds and gated access to the rear to the garage and driveway.

#### **DRIVEWAY**

2 Parking Spaces

Driveway located to the rear of the property providing off street parking.

#### **GARAGE**

Single Garage

Garage located to the rear of the property.







## Elliot Heath Estate Agents

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