



**Elliot Heath**  
ESTATE AGENTS

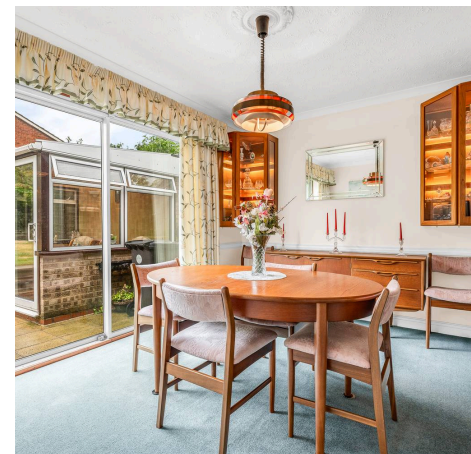
**5 Wickenfields, Ware**  
Offers Over £625,000

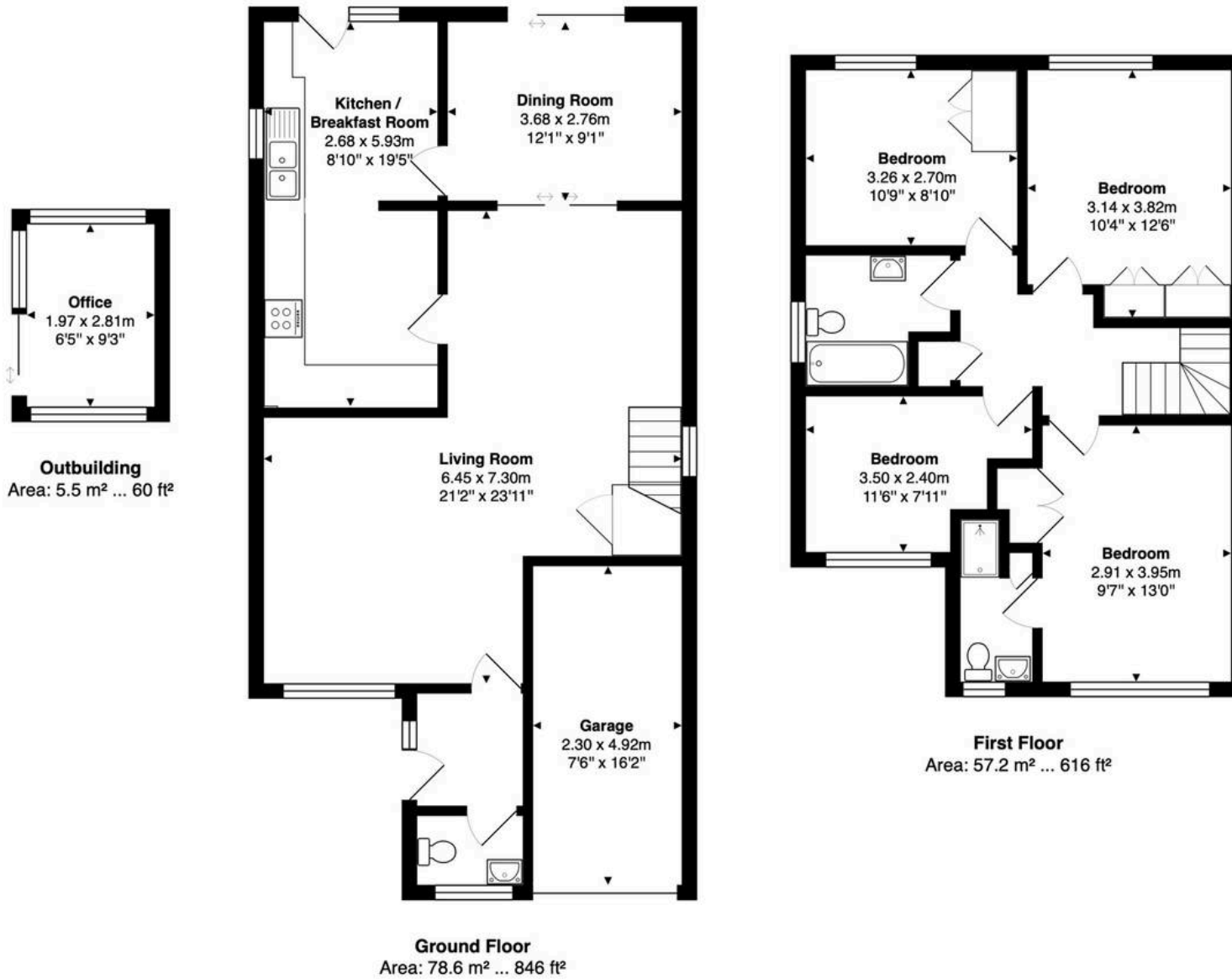
# 5 Wickenfields

Ware

Rarely available four-bedroom detached family home in a sought-after cul-de-sac, offering excellent scope to modernise and extend (STPP). No onward chain, garage, driveway and mature garden  
Council Tax band: F

Tenure: Freehold





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 double glazed window, radiator and doors to:

### Downstairs WC

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

### Living Room

21' 2" x 23' 11" (6.45m x 7.30m)

Dual aspect with double glazed window to front and side aspect, feature fireplace, stairs rising to first floor landing, understairs storage cupboard, three radiator, door to kitchen and integral garage and glazed sliding doors to:

### Dining Room

12' 1" x 9' 1" (3.68m x 2.76m)

With double glazed sliding patio doors to the rear garden, radiator, door to:

### Kitchen/Breakfast Room

8' 10" x 19' 5" (2.68m x 5.93m)

With double glazed window and door 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 and microwave, gas hob with extractor over, appliance space, breakfast bar, tiled splash back areas, radiator.

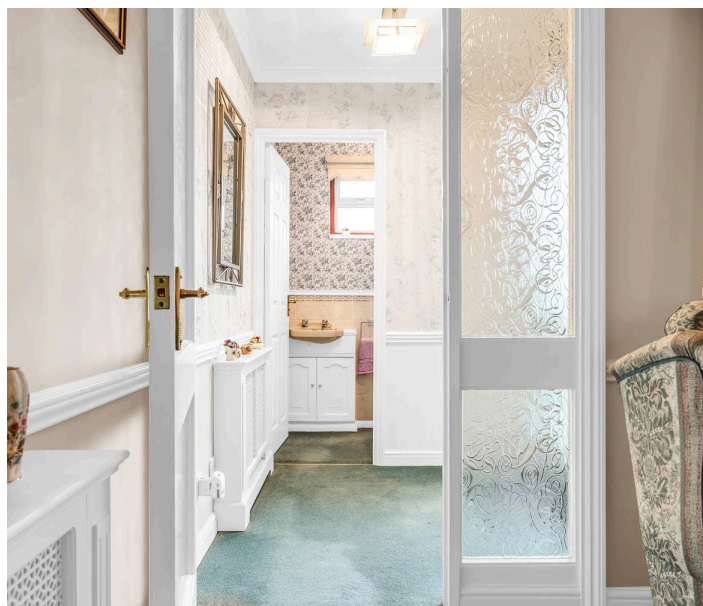
### First Floor Landing

With built in storage cupboard, radiator, loft access and doors to:

### Bedroom One

9' 7" x 13' 0" (2.91m x 3.95m)

With double glazed window to front aspect, radiator, built 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, low flush wc, wash hand basin, tiled walls, radiator, built in cupboard.

**Bedroom Two**

10' 4" x 12' 6" (3.14m x 3.82m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.

**Bedroom Three**

10' 8" x 8' 10" (3.26m x 2.70m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

**Bedroom Four**

11' 6" x 7' 10" (3.50m x 2.40m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, low flush wc, vanity unit with inset wash hand basin, tiled walls, wood effect flooring, radiator.

**Detached Office**

6' 6" x 9' 3" (1.97m x 2.81m)

Located in the rear garden of brick and glazed construction that would lend itself to a home office, studio, gym or playroom.





### **FRONT GARDEN**

Attractively planted front garden with gated access to the rear garden.

### **REAR GARDEN**

The mature rear garden is of a good size with patio seating area with the remainder laid to lawn and heavily stocked borders. Access to the detached home office and there is also a timber garden shed.

### **DRIVEWAY**

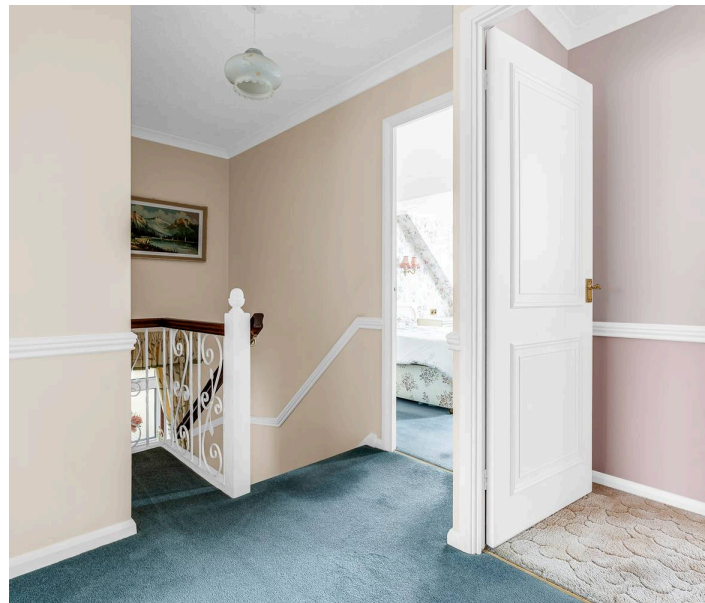
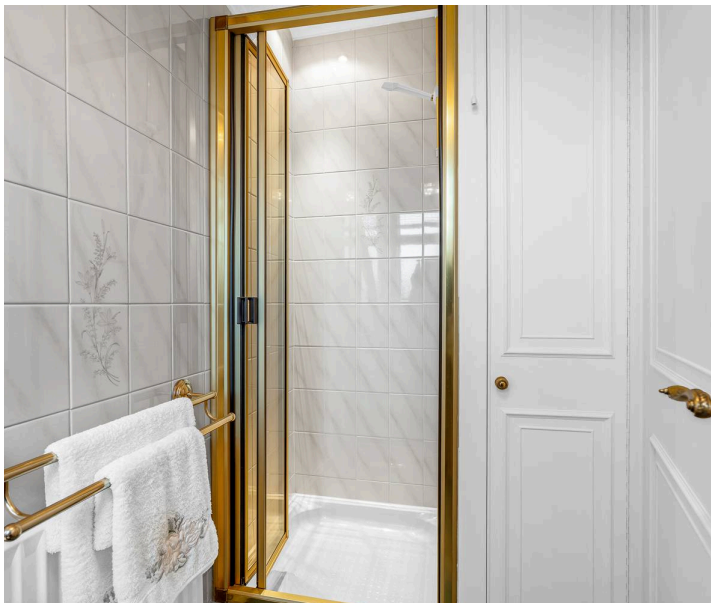
2 Parking Spaces

Block paved driveway providing off street parking and access to the integral garage.

### **GARAGE**

Single Garage

With up and over door to front access and personnel door to the the living room.







## Elliot Heath Estate Agents

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