



Elliot Heath
ESTATE AGENTS

44 Rockfield Avenue, Ware

Guide Price **£500,000**

44 Rockfield Avenue

Ware

Extended 3- semi on the popular Kingshill development, close to schools & shops. Features include spacious living areas, conservatory, south-easterly garden, garage & gated parking. No onward chain.

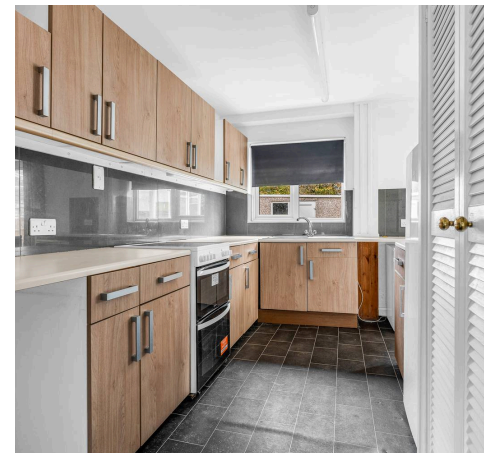
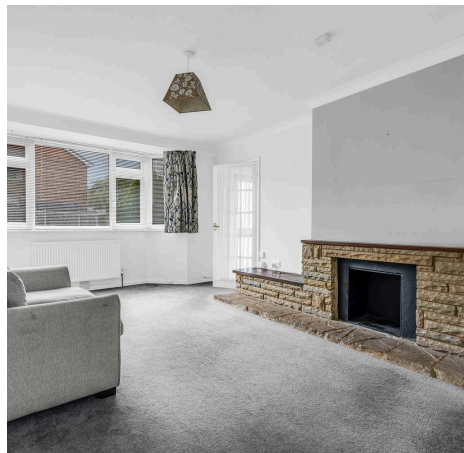
Council Tax band: E

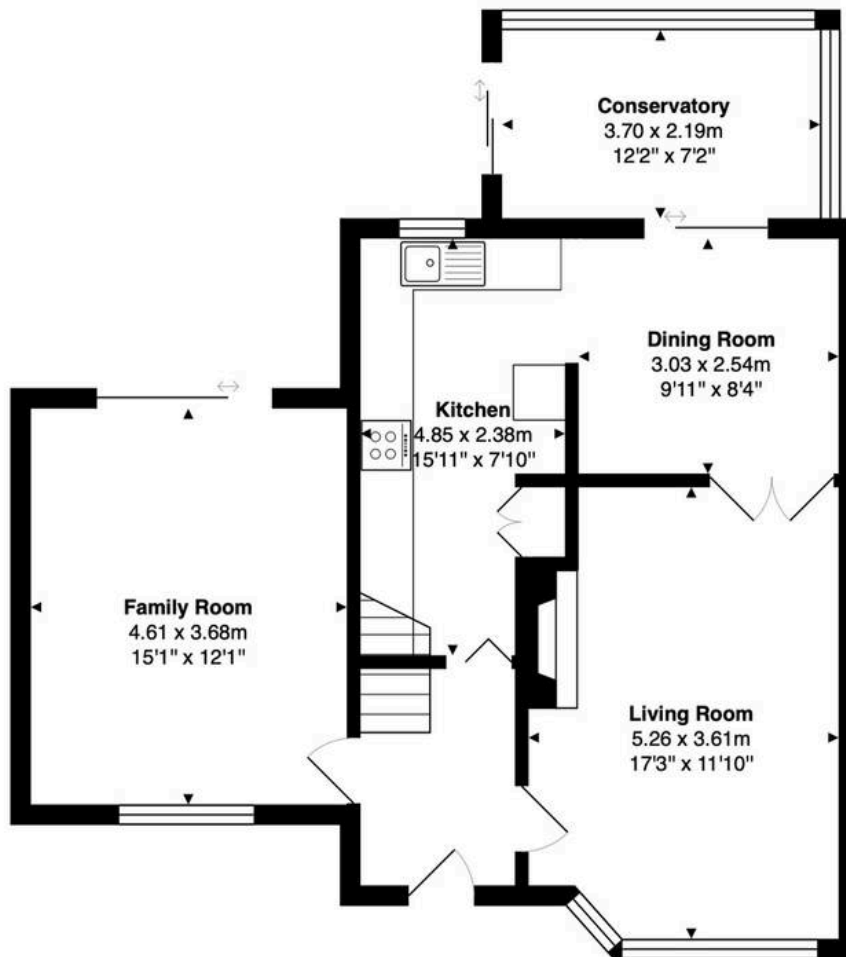
Tenure: Freehold

EPC Energy Efficiency Rating: C

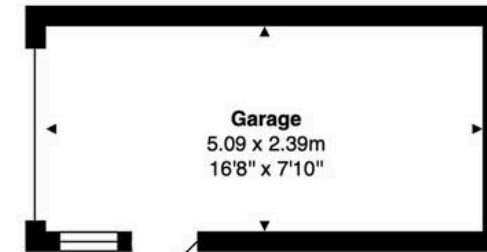
EPC Environmental Impact Rating: C

- Extended 3 Bed Semi
- Three Reception Rooms And Conservatory
- No Chain

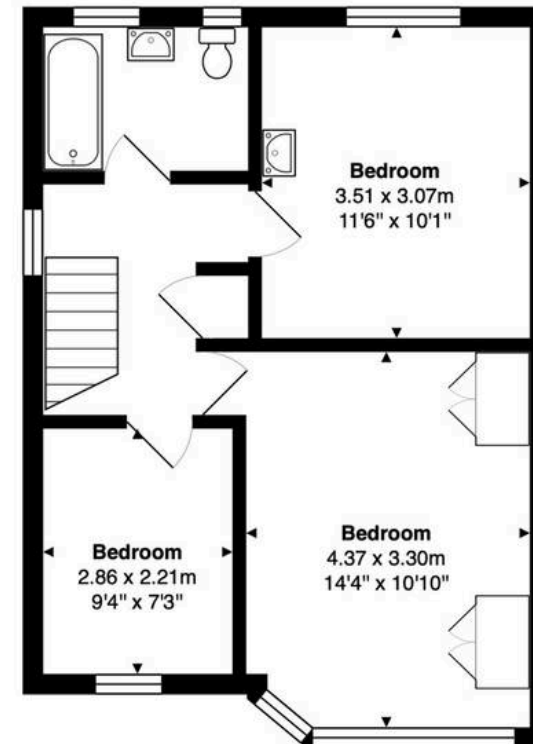




Ground Floor
Area: 70.4 m² ... 758 ft²



Outbuilding
Area: 12.2 m² ... 131 ft²



First Floor
Area: 44.5 m² ... 479 ft²

Total Area: 127.0 m² ... 1367 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, radiator, doors to:

Family Room

15' 1" x 12' 1" (4.61m x 3.68m)

Dual aspect with double glazed window to front aspect and double glazed sliding doors to the rear garden, radiator, wood effect flooring.

Living Room

17' 3" x 11' 10" (5.26m x 3.61m)

With double glazed half - bay window to front aspect, fireplace with brick built surround and wooden mantel, radiator, double multi-pane doors to:

Dining Room

9' 11" x 8' 4" (3.03m x 2.54m)

Opening to kitchen, radiator and double glazed patio door to:

Conservatory

12' 2" x 7' 2" (3.70m x 2.19m)

Of single glazed construction with double doors to rear garden.

Kitchen

15' 11" x 7' 10" (4.85m x 2.38m)

With double glazed window to rear aspect with views over garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer, appliance space, built in storage cupboard, tiled splashback areas, tile effect flooring.

First Floor Landing

With double glazed window to side aspect with obscure glass, airing cupboard, doors to:



Bedroom One

14' 4" x 10' 10" (4.37m x 3.30m)

With double glazed half-bay window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Two

11' 6" x 10' 1" (3.51m x 3.07m)

With double glazed window to rear aspect, radiator, vanity unit with inset wash hand basin.

Bedroom Three

9' 5" x 7' 3" (2.86m x 2.21m)

With double glazed window to front aspect, radiator.

Bathroom

With two double glazed windows to rear aspect with obscured glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.





FRONT GARDEN

Mainly laid to lawn with mature shrubs and conifers to borders, wrought iron gate leads to:

SIDE GARDEN

With raised border containing established shrubs and path to:

REAR GARDEN

South-Eastly aspect with lawn, vine covered pergola, patio, mature shrubs, trees and perennials all connected by pathways which extend to the timber storage shed and greenhouse. Access to parking and detached garage.

OFF STREET

1 Parking Space

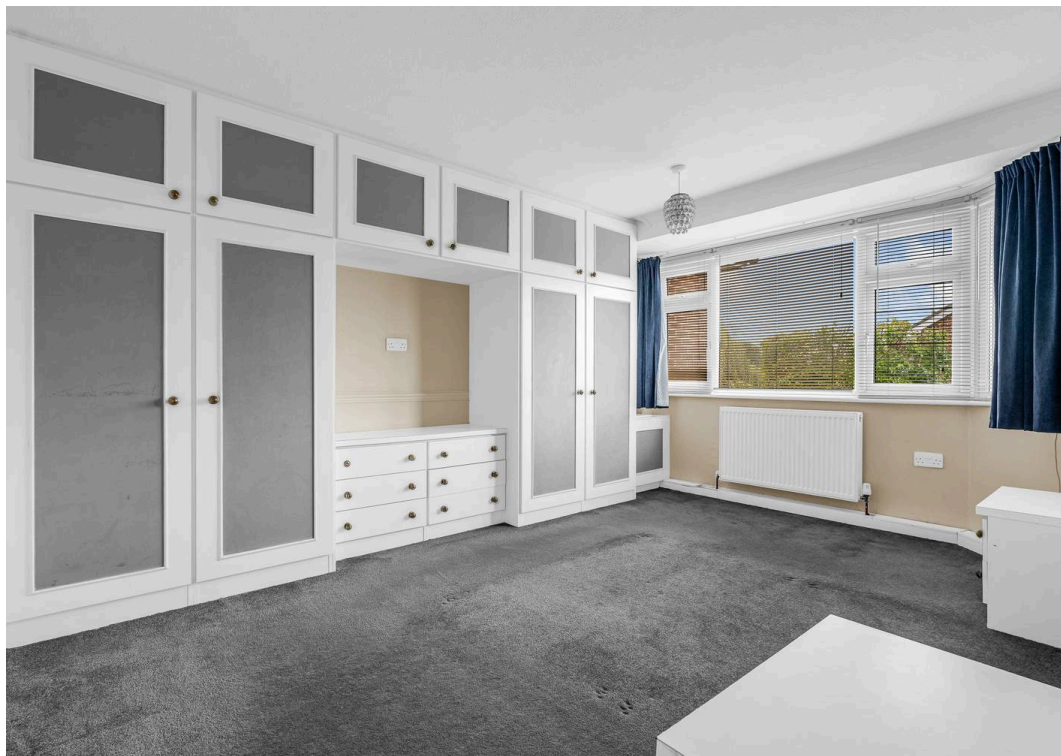
Double wooden gates from Heath Drive to parking space for one vehicle and access to:

GARAGE

Single Garage

Detached garage measuring approximately 5.09 x 2.39 (16'8 x 7'10) with up and over door to front aspect and door and personnel door to side aspect.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk