

Elliot Heath
ESTATE AGENTS

# 66 High Oak Road, Ware

Guide Price **£750,000**

# 66 High Oak Road

## Ware

4/5 bed det. bungalow in private no through road near Ware's town centre. Spacious, versatile accomm., double driveway, mature gardens. Close to shops, bars, restaurants & train station to London.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4/5 Detached Bungalow
- Private No Through Road Close To Town Centre
- Wrap Around Mature Gardens









## Ground Floor

Approx. 170.7 sq. metres (1837.6 sq. feet)




Total area: approx. 170.7 sq. metres (1837.6 sq. feet)

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 built in storage cupboard, radiator, wood effect flooring, doors to:

**Living Room**
17' 3" x 28' 8" (5.25m x 8.74m)
Dual aspect with two double glazed windows and double glazed sliding doors opening onto the garden, two radiators, feature fireplace.

**Kitchen/Dining Room**
26' 8" x 11' 11" (8.12m x 3.62m)
With two double glazed windows and door onto the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in ovens with gas hob over, appliance space, tiled splash back areas, tiled flooring, wall mounted boiler, radiator.

**Office/Bedroom Five**
12' 11" x 6' 10" (3.94m x 2.09m)
With double glazed window and radiator.

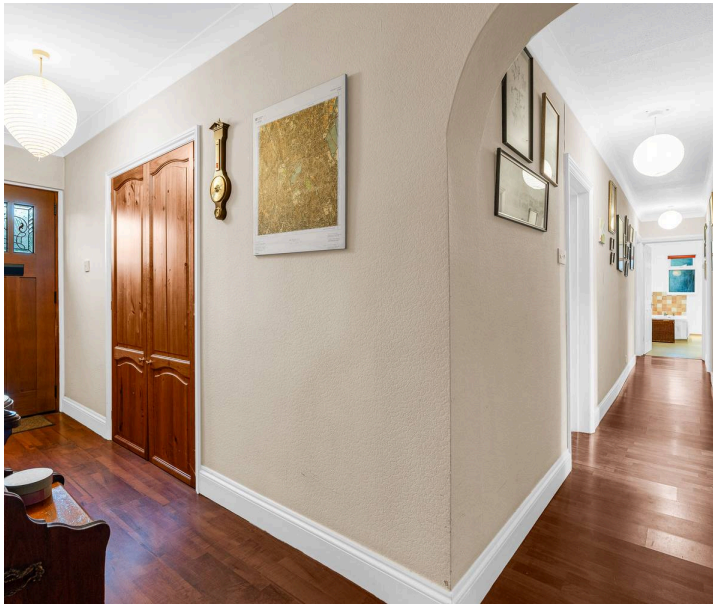
**Bedroom One**
11' 11" x 14' 2" (3.64m x 4.33m)
With double glazed bay window, radiator, door to:

**Dressing Room**
With double glazed window, fitted wardrobe cupboards, radiator, door to:

**En Suite Shower Room**
With double glazed window with obscure glass. Fitted with a suite comprising tiled shower cubicle, low flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

**Bedroom Two**
11' 11" x 14' 2" (3.62m x 4.31m)
With double glazed bay window, radiator.







**Bedroom Three**
11' 11" x 12' 0" (3.64m x 3.67m)
With double glazed window, radiator, fitted wardrobe cupboards.

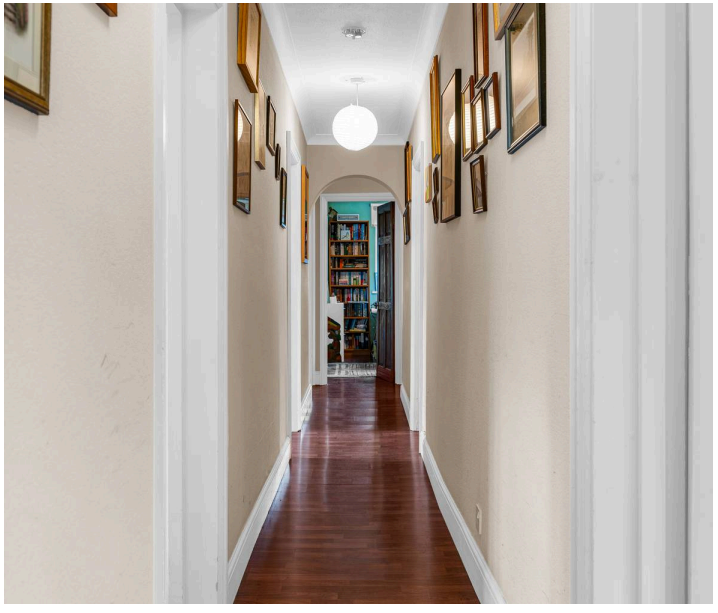
**Bedroom Four**
12' 10" x 8' 6" (3.91m x 2.60m)
With double glazed window, radiator, fitted wardrobe cupboards.

**Bathroom**
With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.









**GARDEN**

The garden wraps around the property and is predominantly laid to lawn with mature heavily stocked planting.

**DRIVEWAY**

2 Parking Spaces

Double driveway providing off street parking.











# Elliot Heath Estate Agents

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