



**44 Rockfield Avenue | Ware | SG12 0RG**

**Asking Price £550,000**

Situated on the popular Kingshill development, this extended three bedroom semi-detached house offers THREE RECEPTION ROOMS and is located within walking distance of local schools. Externally there is a private rear garden, front garden and detached garage with gated parking for one vehicle. The property benefits from gas central heating, double glazing, four piece bathroom suite and fitted storage. NO UPPER CHAIN!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Courtesy light. Double glazed door to:

### Reception Hall

Radiator. staircase to first floor landing. Doors off.

### Sitting Room

**15'1 x 12'2 (4.60m x 3.71m)**

Dual aspect. uPVC double glazed window to front. Double glazed patio door to rear garden. Radiator.

### Lounge

**17'2 x 11'11 (5.23m x 3.63m)**

uPVC double glazed half - bay window to front. Fireplace with brick built surround and wooden mantel. Radiator. Double multi-paned doors to:

### Dining room

**9'10 x 8'6 (3.00m x 2.59m)**

Radiator. Opening to kitchen and uPVC double glazed patio door to;

### Conservatory

**12'0 x 7'3 (3.66m x 2.21m)**

Single glazed with double doors to rear garden. Vinyl floor covering.

### Kitchen

**15'5 x 8'10 (4.70m x 2.69m)**

uPVC double glazed window to rear with views over garden. Wall and base units incorporating roll top work surfaces, drawers and single drainer sink unit with mixer tap over. Large tiles to splashbacks. Space for electric cooker and fridge/freezer. Plumbing and space for washing machine and dishwasher. Fluorescent strip lighting. Vinyl floor covering.

### First Floor Landing

uPVC double glazed window to side. Airing cupboard. Doors to bedrooms and bathroom.

### Bedroom One

**14'5 x 12'2 (4.39m x 3.71m)**

uPVC double glazed window to front. Radiator. Fitted bedroom suite.

### Bedroom Two

**11'6 x 10'10 (3.51m x 3.30m)**

uPVC double glazed window to rear. Radiator.

### Bedroom Three

**9'2 x 7'3 (2.79m x 2.21m)**

uPVC double glazed window to front. Radiator.

### Bathroom

**7'11 x 5'7 (2.41m x 1.70m)**

Two uPVC double glazed windows to rear with obscured glass. Four piece suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin pedestal wash hand basin and low flush WC. Tiling to walls. Ladder style radiator. Ceramic floor tiles.

### EXTERIOR

#### Front Garden

Mainly laid to lawn with mature shrubs and conifers to borders. Wrought iron gate leads to:

#### Side Garden

Raised border containing established shrubs. Pathway to:

#### Rear Garden

South-Eastly facing with lawn, vine covered pergola, patio, mature shrubs, trees and perennials all connected by pathways which extend to the timber storage shed, greenhouse and:

#### Driveway

Double wooden gates onto Heath Drive. Up & over door to:

#### Detached Garage

**16'8 x 7'10 (5.08m x 2.39m)**

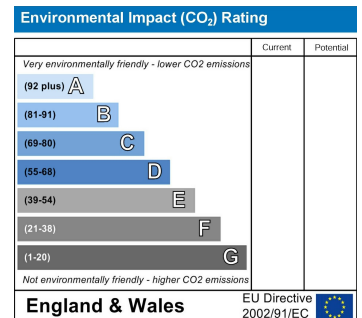
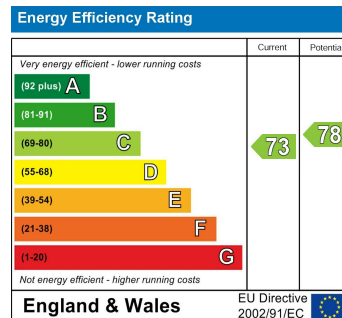
Light & power connected. uPVC double glazed door to rear garden.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate

Please see EPC graph below.



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