



**Elliot Heath**  
ESTATE AGENTS

**5 Aldwyke Rise, WARE**  
Guide Price £560,000

## 5 Aldwyke Rise

WARE, Ware

Upgraded 3-bed semi-detached home with playroom, open plan kitchen/dining/living room, utility, and wc. Good size garden and drive. Located on Old Vicarage development with easy access to amenities.

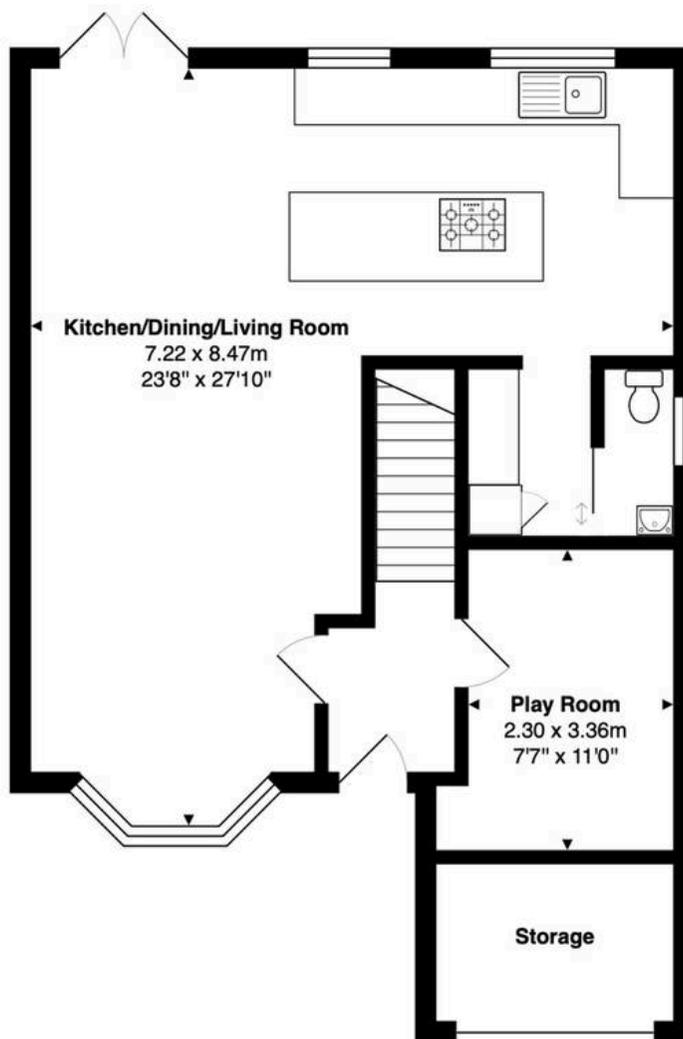
Council Tax band: E

Tenure: Freehold

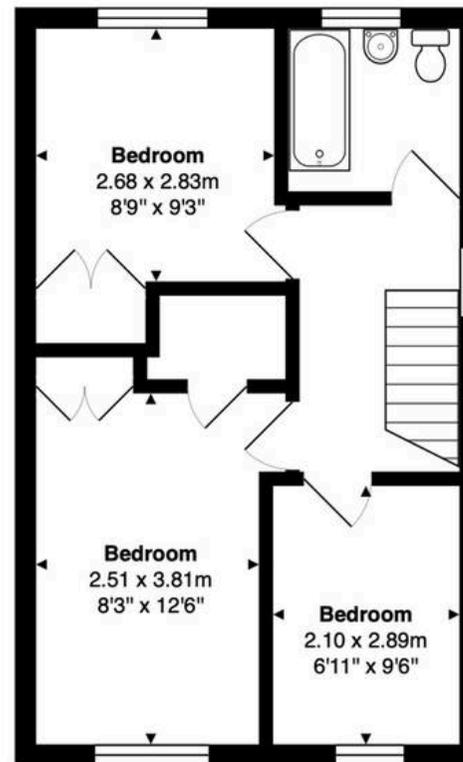
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 65.2 m<sup>2</sup> ... 702 ft<sup>2</sup>



**First Floor**  
Area: 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>

**Total Area: 103.4 m<sup>2</sup> ... 1113 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 wood flooring, stairs to first floor landing, radiator, doors to:

**Play Room**

7' 7" x 11' 0" (2.30m x 3.36m)

With radiator.

**Kitchen/Dining/Living Room**

23' 8" x 27' 9" (7.22m x 8.47m)

**Dining/Living Room**

Dual aspect with double glazed bay window to front aspect and double glazed double doors to the rear garden, wood flooring, two radiators, panelling to one wall, open to:

**Kitchen**

With two double glazed windows to rear aspect and skylight window. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit fully integrated, island unit with breakfast bar, wood flooring, open to:

**Utility**

With fitted storage unit, work surfaces with appliance space below, wood flooring, door to:

**Downstairs WC**

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

**First Floor Landing**

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



**Bedroom One**

8' 3" x 12' 6" (2.51m x 3.81m)

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

**Bedroom Two**

8' 10" x 9' 3" (2.68m x 2.83m)

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

**Bedroom Three**

6' 11" x 9' 6" (2.10m x 2.89m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with circular wash hand basin, dual flush wc, fully tiled, heated towel rail.





## REAR GARDEN

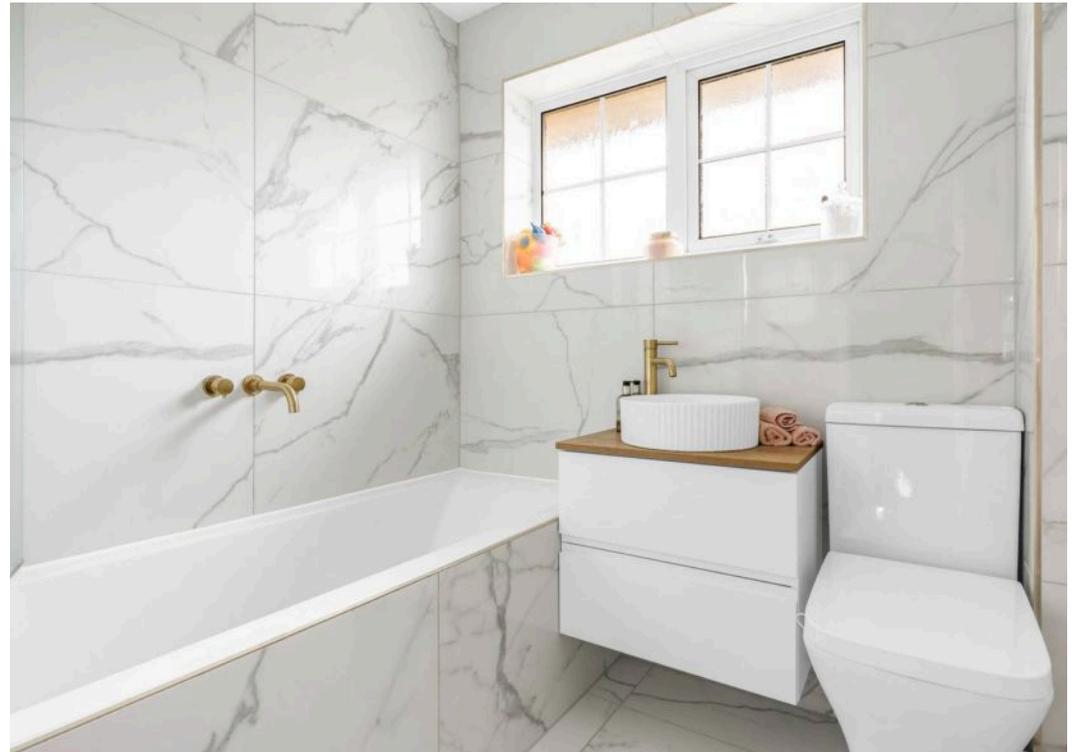
The rear garden features a large decked seating area with pergola which in turn gives access to the lawn shrub border and timber garden shed.

## DRIVEWAY

2 Parking Spaces

With block paved driveway providing off street parking for two vehicles and access to the storage area to the front of the property accessed via an up and over door.







## Elliot Heath Estate Agents

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