



Elliot Heath
ESTATE AGENTS

6 Sandeman Gardens, WARE
Guide Price £600,000

6 Sandeman Gardens

WARE, Ware

Immaculate 4-bed modern family home with private landscaped garden. Open plan living, garage, driveway. Popular cul de sac near town centre. Close to transport links. Call Elliot Heath. Council Tax band: E

Tenure: Freehold

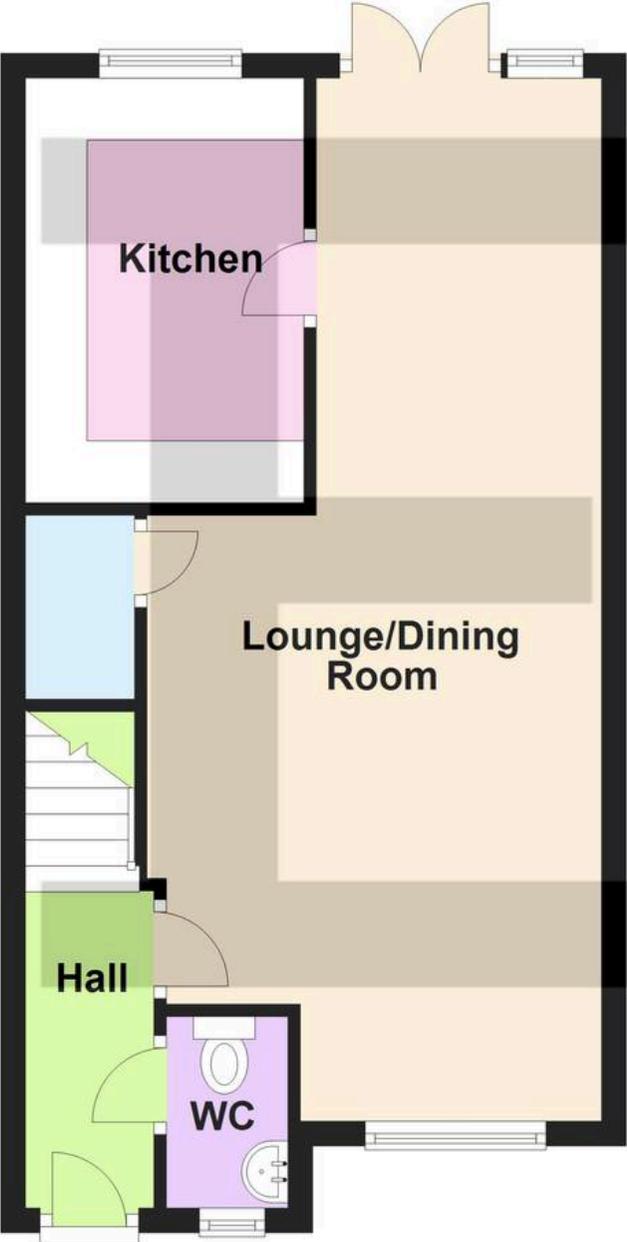
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



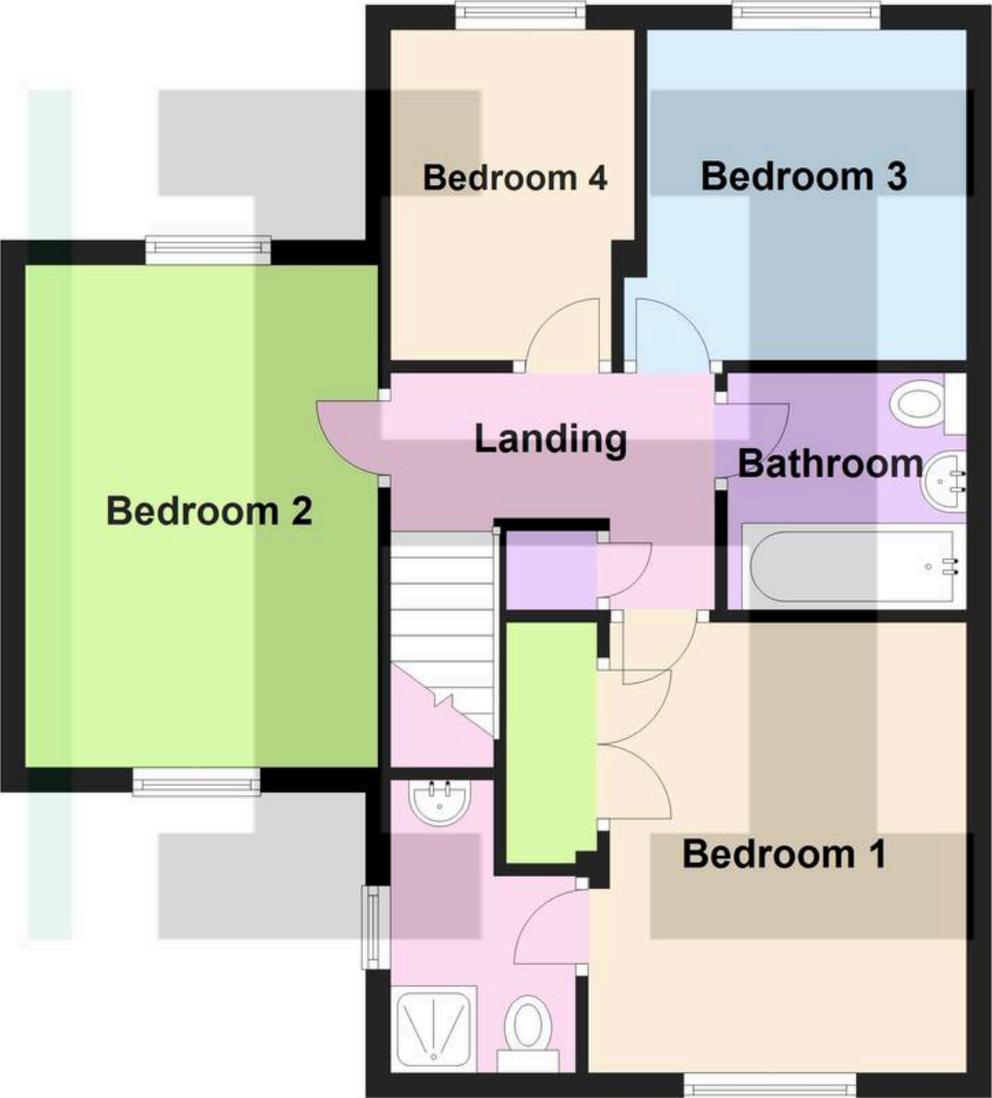
Ground Floor

Approx. 439.6 sq. feet



First Floor

Approx. 553.0 sq. feet



Total area: approx. 992.6 sq. feet

Entrance Hall

With radiator, stairs rising to first floor landing, wood effect flooring, doors to:

Downstairs WC

With Upvc double glazed sash style window to front aspect with obscured glass. Fitted with a suite comprising low-level WC, wall mounted wash hand basin, radiator, tiled splashback area.

Living Room

15' 5" x 10' 11" (4.70m x 3.32m)

With Upvc double glazed sash style window to front aspect, under-stairs storage cupboard, two radiators, open to:

Dining Room

11' 4" x 7' 4" (3.45m x 2.23m)

With Upvc double glazed French doors to the rear garden, radiator.

Kitchen

11' 4" x 7' 4" (3.45m x 2.23m)

With Upvc double glazed sash window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, tiled splashback areas, integrated appliances, tiled flooring, radiator.

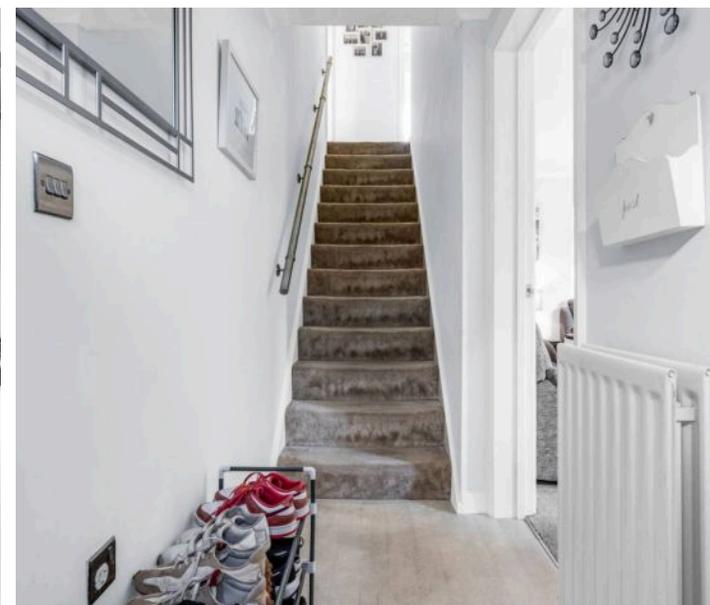
First Floor Landing

With access to loft space, airing cupboard, doors to:

Bedroom One

11' 10" x 10' 1" (3.60m x 3.07m)

With Upvc double glazed sash style window to front aspect, built-in wardrobe cupboards, radiator, door to:



En Suite Shower Room

With Upvc double glazed sash style window to side aspect with obscured glass. Fitted with a suite comprising shower cubicle, low-level WC, wash hand basin, tiled splashbacks, radiator, extractor.

Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

Dual aspect with Upvc double glazed sash style windows to front and rear aspect, radiator.

Bedroom Three

8' 5" x 8' 3" (2.56m x 2.51m)

With Upvc double glazed sash style window to rear aspect, radiator.

Bedroom Four

9' 0" x 6' 5" (2.74m x 1.95m)

With UPVC double glazed sash style window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls, radiator, extractor.





REAR GARDEN

Rear garden laid to artificial lawn with patio area and side access. Pedestrian access to the garage.

DRIVEWAY

2 Parking Spaces

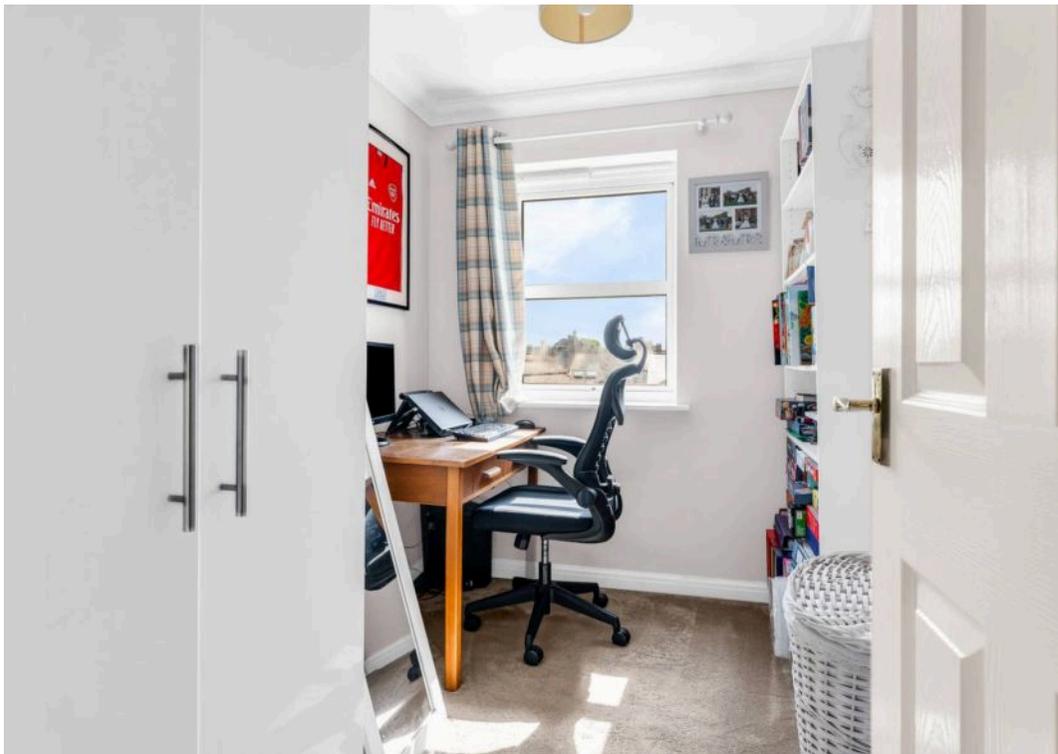
Driveway to the front providing off street parking.

GARAGE

Single Garage

Garage with up and over door to front aspect and personnel door to the rear garden







Elliot Heath Estate Agents

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