



Elliot Heath
ESTATE AGENTS

34 Lower Clabdens, Ware
Guide Price **£625,000**

34 Lower Clabdens

Ware, Ware

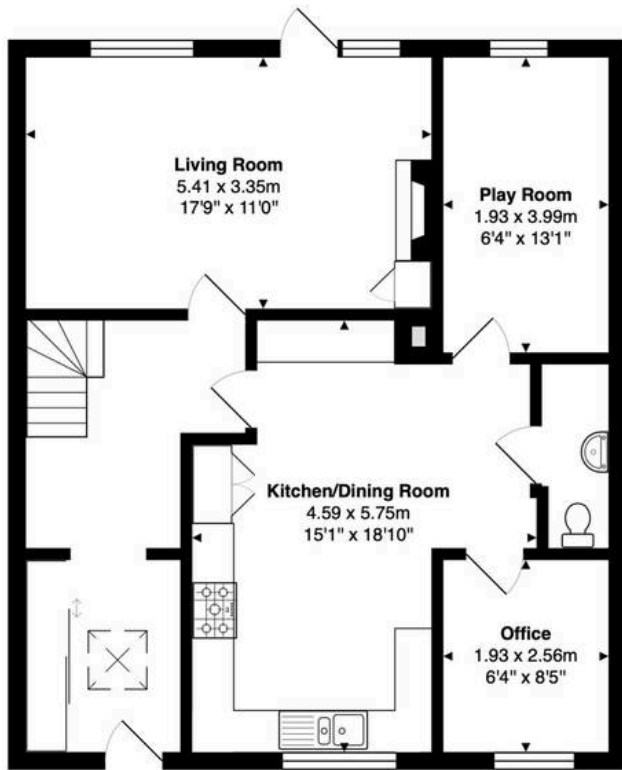
4-bed semi-detached with extended living space, study, playroom, kitchen/dining room, garage, and landscaped garden, near Ware's high street and train station. Contact Elliot Heath on 01920 293333. Council Tax band: D

Tenure: Freehold

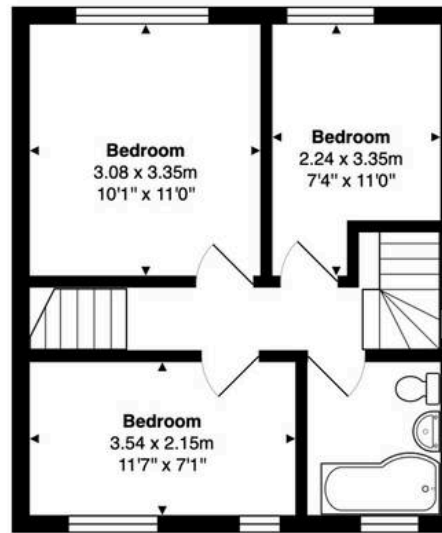
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

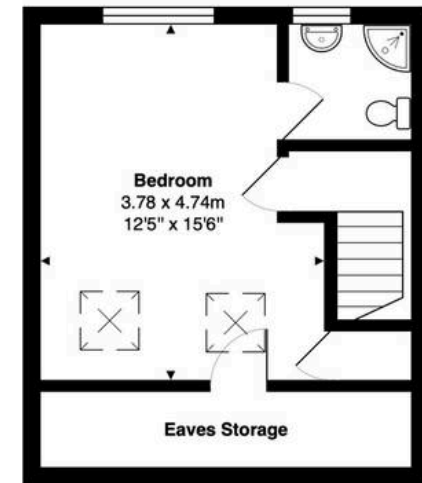




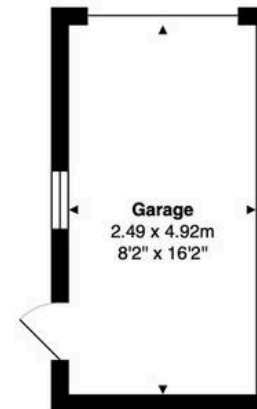
Ground Floor
Area: 71.4 m² ... 769 ft²



First Floor
Area: 35.8 m² ... 385 ft²



Second Floor
Area: 29.1 m² ... 313 ft²



Outbuilding
Area: 12.3 m² ... 132 ft²

Total Area: 148.6 m² ... 1599 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 skylight window, stairs rising to first floor landing, tiled flooring, underfloor heating, built in storage cupboards, doors to:

Living Room

17' 9" x 11' 0" (5.41m x 3.35m)

With double glazed window and door opening onto the rear garden, wood flooring, fireplace with wood burning stove, shelving to alcove, radiator.

Kitchen/Dining Room

15' 1" x 18' 10" (4.59m x 5.75m)

With double glazed window to front aspect. fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, tiled flooring, under floor heating, doors to:

Office

6' 4" x 8' 5" (1.93m x 2.56m)

With double glazed window to front aspect, fitted desk and cupboard unit, radiator.

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, fully tiled, under floor heating.

Play Room

6' 4" x 13' 1" (1.93m x 3.99m)

With double glazed window to rear aspect, radiator, wood flooring.

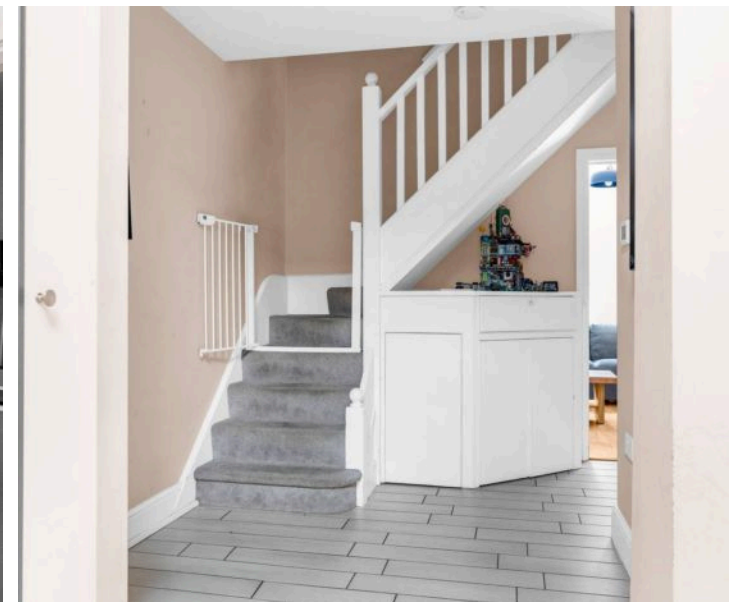
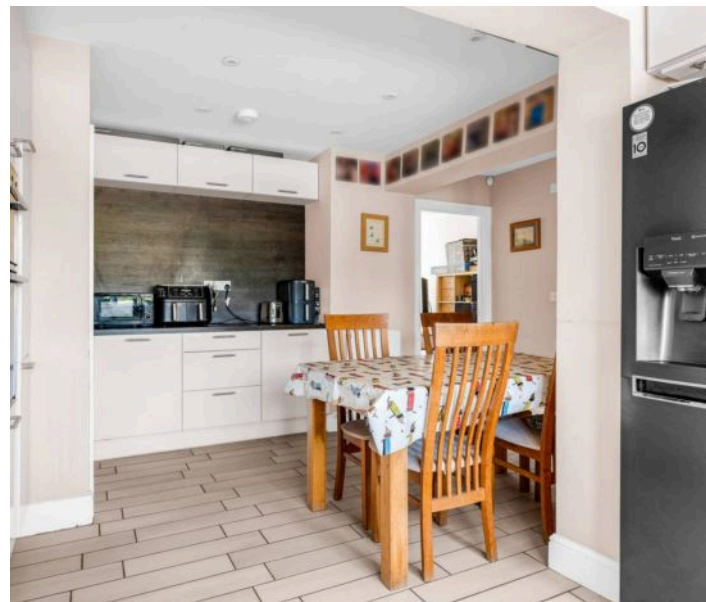
First Floor Landing

With stairs rising to second floor landing and doors to:

Bedroom Two

10' 1" x 11' 0" (3.08m x 3.35m)

With double glazed window to rear aspect, radiator.



Bedroom Three

11' 7" x 7' 1" (3.54m x 2.15m)

With double glazed window to front aspect, radiator.

Bedroom Four

7' 4" x 11' 0" (2.24m x 3.35m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass showers screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.

Second Floor Landing

With door to:

Bedroom One

12' 5" x 15' 7" (3.78m x 4.74m)

Dual aspect with double glazed window to rear aspect and two Velux windows to front aspect, radiator, access to eaves storage, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled, heated towel rail.





REAR GARDEN

The low maintenance rear garden is set over three levels with paved seating area leading up to the artificial lawn and a further paved seating area beyond. Large timber garden shed, gate to the lane to the rear of the property giving vehicle access to the garage.

DRIVEWAY

3 Parking Spaces

Block paved driveway to the front providing off street parking for several vehicles.

GARAGE

Single Garage

Garage located to the rear of the property, measuring approximately 2.49 x 4.92 (8'2 x 16'2), with power and light connected.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk