



**Elliot Heath**  
ESTATE AGENTS

**6 Sandeman Gardens, WARE**  
Guide Price **£585,000**



## 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

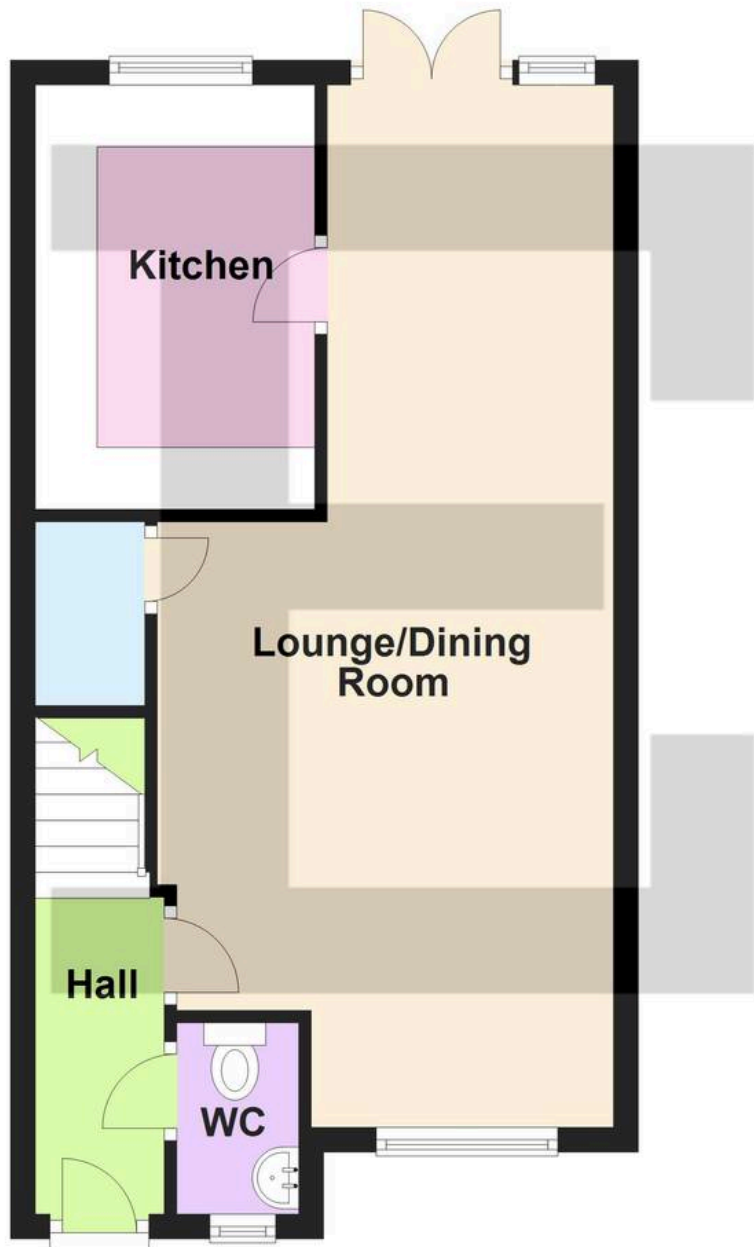
EPC Energy Efficiency Rating: D

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.

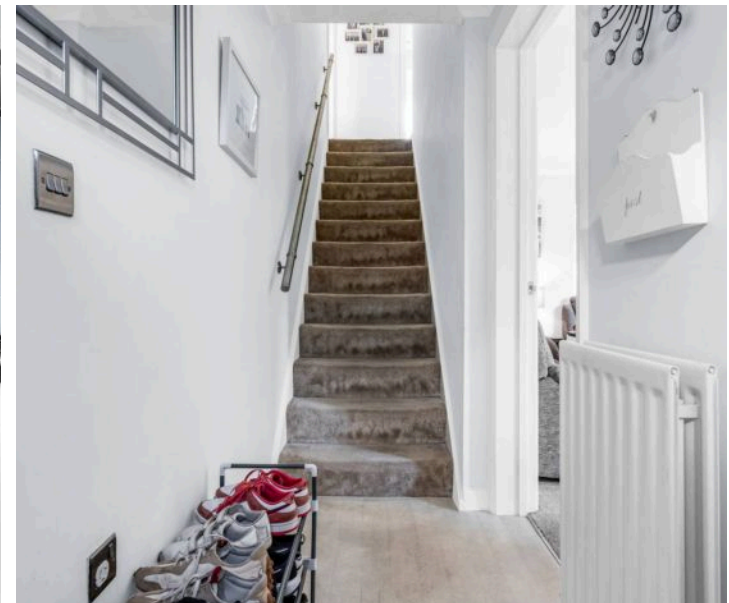
**First Floor Landing**

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

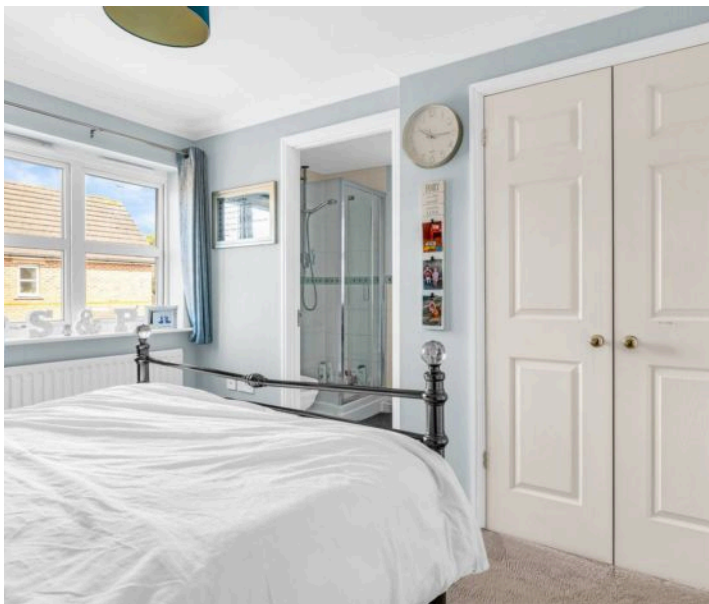
2 Parking Spaces

Driveway to the front providing off street parking.

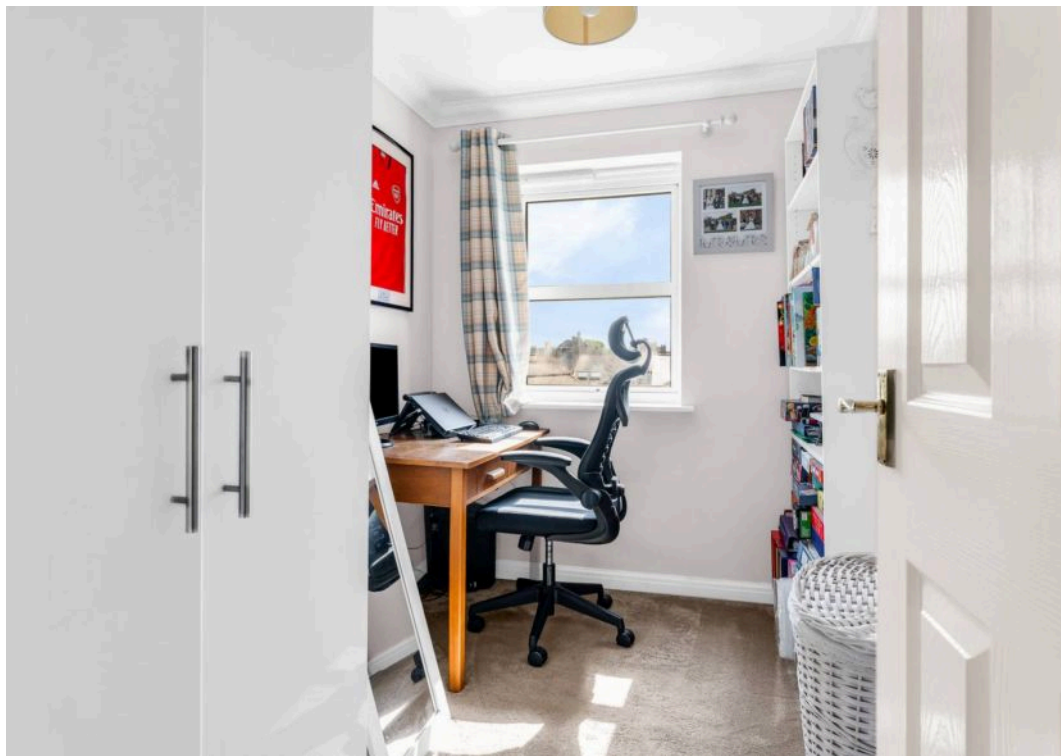
## GARAGE

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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