



**Elliot Heath**  
ESTATE AGENTS

**20 Rockfield Avenue, WARE**  
Offers Over £620,000

# 20 Rockfield Avenue

WARE, Ware

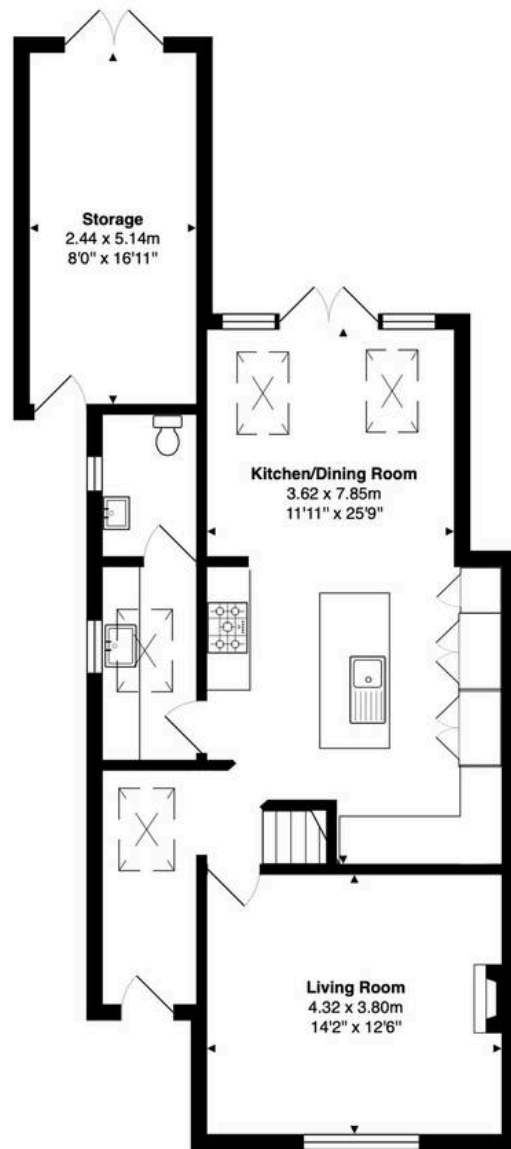
Extended 4-bed semi-detached home in Kingshill with stunning kitchen/dining, downstairs wc, utility, living room, off-street parking, rear garden, brick store, close to amenities & transport links.  
Council Tax band: E

Tenure: Freehold

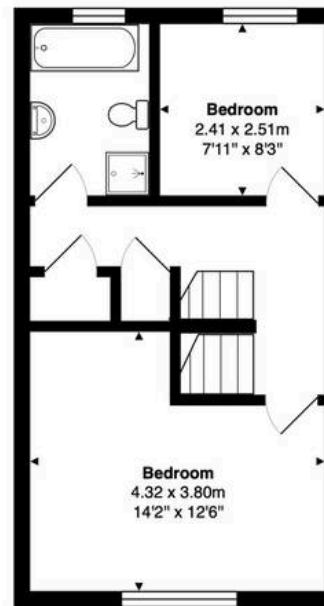
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

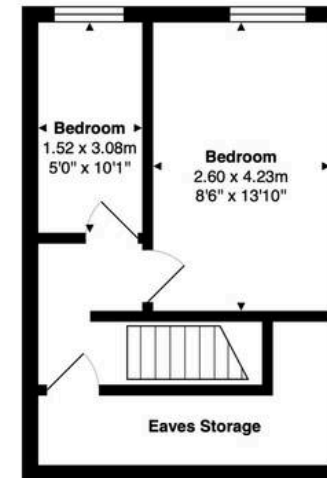




**Ground Floor**  
Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>



**First Floor**  
Area: 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>



**Second Floor**  
Area: 27.8 m<sup>2</sup> ... 299 ft<sup>2</sup>

**Total Area: 138.3 m<sup>2</sup> ... 1489 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 a skylight window, radiator, panelling to half height, wood flooring, stairs to first floor landing and access to:

### Living Room

14' 2" x 12' 6" (4.32m x 3.80m)

With double glazed window to front aspect with fitted shutters, radiator, feature fireplace.

### Kitchen/Dining Room

11' 11" x 25' 9" (3.62m x 7.85m)

With double glazed windows and double doors opening on to the rear garden and two skylight windows.

Comprehensively 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, island unit, wood flooring, two radiators, door to:

### Utility

With double glazed window to side aspect with obscure glass and skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, radiator, 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, tiled splash back areas, wood flooring, radiator.

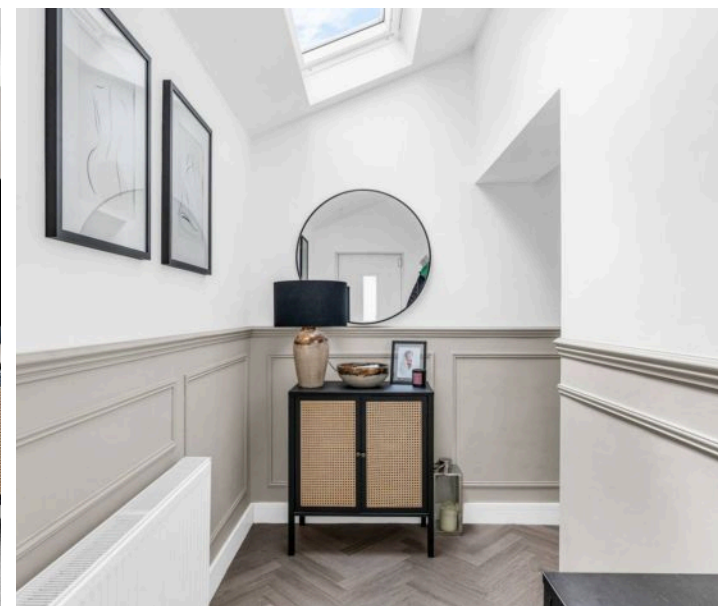
### First Floor Landing

With stairs rising to the second floor, two built in storage cupboards, radiator, doors to:

### Bedroom One

14' 2" x 12' 6" (4.32m x 3.80m)

With double glazed window to front aspect, radiator.



### **\ Bedroom Three**

7' 11" x 8' 3" (2.41m x 2.51m)

With double glazed window to rear aspect, radiator.

### **Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, radiator.

### **Second Floor Landing**

With access to the eaves storage and doors to:

### **Bedroom Two**

8' 6" x 13' 11" (2.60m x 4.24m)

With double glazed window to rear aspect, radiator.

### **Bedroom Four**

5' 0" x 10' 1" (1.52m x 3.08m)

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





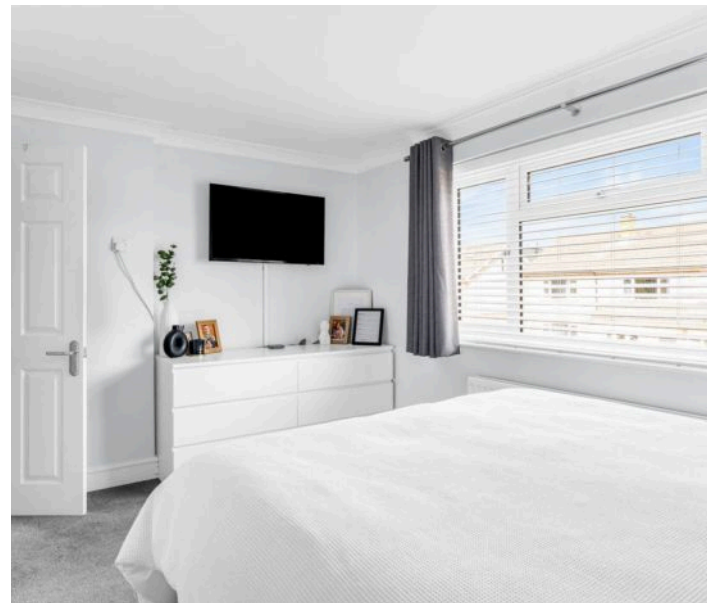
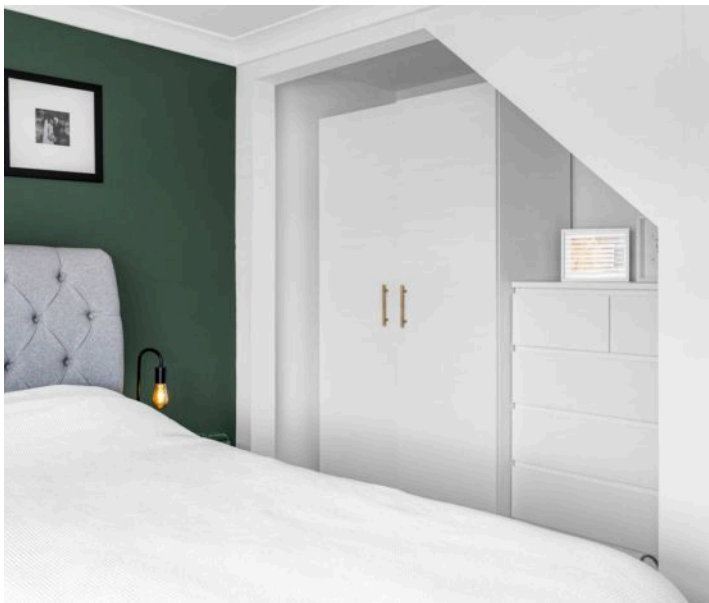
## REAR GARDEN

The rear garden benefits from generous paved and gravel seating areas with the remainder laid to lawn, mature hedge and timber garden shed. Access to the brick built storage via double glazed double doors that measures approximately 8'0 x 16'11 (2.44 x 5.15) and access to the front of the property.

## DRIVEWAY

2 Parking Spaces

Gravel driveway providing off street parking for two vehicles.







## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)