



**Elliot Heath**  
ESTATE AGENTS

124 High Oak Road  
Ware SG12 7NZ

Guide Price £575,000



Elliot Heath are delighted to offer this exceptional two bedroom Victorian semi-detached home with the unusual benefit of off street parking for two vehicles together with a detached single garage. Featuring accommodation to include two good sized reception rooms, large bespoke kitchen/breakfast room, two shower rooms and an attractive wall enclosed rear garden. The property offers amazing attention to detail whilst still retaining many period features. Ware itself offers a comprehensive range of shops, bars, restaurants, schooling for all ages and the mainline station serving London's Liverpool Street. To arrange your appointment to view please call 01920 293333.





## ACCOMMODATION

### ENTRANCE HALL

With two large built in storage cupboards, stairs rising to first floor landing, wood flooring, radiator, doors to:

### RECEPTION ROOM 14' 3" x 10' 10" (4.34m x 3.30m)

With double glazed bay window to front aspect with fitted shutters, radiator, wood flooring, stunning feature fireplace

### DINING ROOM 10' 10" x 10' 9" (3.30m x 3.27m)

With double glazed sash window to side aspect, wood flooring, radiator, built in storage cupboards to alcove, open to:

### KITCHEN

With double glazed sash windows and double glazed door on to the rear garden. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker with extractor over, integrated appliances, wood flooring, vaulted ceiling, radiator, door to:

### SHOWER ROOM

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood flooring, radiator, feature glass bricks window.

### FIRST FLOOR LANDING

With doors to:

### BEDROOM ONE 12' 5" x 10' 7" (3.78m x 3.22m)

With double glazed sash window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards, cast iron feature fireplace.

### BEDROOM TWO 10' 10" x 10' 8" (3.30m x 3.25m)

With double glazed sash windows to side aspect, radiator, fitted wardrobe cupboards, door to:



### EN SUITE SHOWER ROOM

With double glazed sash window to rear aspect with obscure glass. Fitted with a suite comprising large fully tiled walk in shower, concealed cistern wc, large vanity unit with in set wash hand basin, chrome heated towel rail, tiled flooring.

### OUTSIDE

To the front the property benefits from a generous frontage providing off street parking for with raised flower bed, which in turn leads to the detached garage and gated access to the rear garden. The private walled rear garden is laid with artificial grass and patio seating area.

### DETACHED GARAGE

Detached garage with electric door, personnel door and window to the rear garden.

### EPC

EPC Rating D.

### AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.







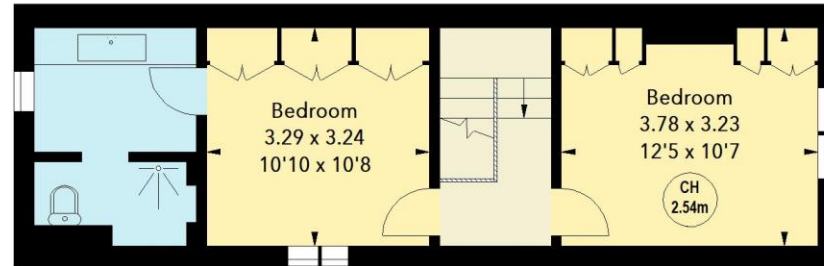




## High Oak Road, SG12

Approximate Area = 93.55 sq m / 1007 sq ft

Key :  
CH - Ceiling Height



First Floor

Approx. 37.72 sq m / 406 sq ft



Ground Floor

Approx. 55.83 sq m / 601sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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