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31 North Drive, High Cross, SG11 1AR

Offers In Excess Of £625,000

SPACIOUS FAMILY HOME WITH GENEROUS SOUTH FACING GARDEN - Located in a quiet road within the village of High Cross, this extended and much improved home provides to the ground floor a spacious entrance hall, kitchen, large extended living/dining room leading out to the garden, separate study, big workshop and integral garage. To the first floor are 4 bedrooms with en-suite shower room to Master, family bathroom and a spiral staircase leading to a converted loft room. Externally the house benefits from a wide driveway providing parking for at least 2 vehicles and a lovely south facing garden laid mainly to lawn with established borders and fenced boundaries. High Cross is a small village with its own primary school just 2 miles North of Ware providing a regular rail service to London Liverpool Street Station.

ENTRANCE HALL



HOME OFFICE 9'3" x 7'1" (2.84 x 2.18)



KITCHEN 15'5" x 12'0" max (4.7 x 3.66 max)



CLOAKROOM

FIRST FLOOR



LIVING ROOM/DINING ROOM 20'11" x 17'7" (6.4 x 5.36)



BEDROOM ONE 10'11" x 10'0" (3.35 x 3.05)



ENSUITE



BEDROOM FOUR 11'8" x 6'11" (3.58 x 2.13)



BEDROOM TWO 11'8" x 7'3" (3.56 x 2.21)



BATHROOM



BEDROOM THREE 11'8" x 7'3" (3.56 x 2.21)



LOFT ROOM 17'7" x 9'6" (5.36 x 2.92)



WORK SHOP

GARAGE

REAR GARDEN



GARDENS



COUNCIL TAX BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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