



4 Winton Road | Ware | SG12 7AY

Asking Price £599,995

Deceptively spacious, extended four bedroom semi-detached house with attractive gardens, ideally placed for schools, town centre and BR station. Lovely gardens, driveway, garage, gas central heating, double glazing, downstairs cloakroom/WC, utility room, three reception rooms, garden sheds and lots of fitted storage. **VIEWINGS AVAILABLE IMMEDIATELY ! THE SELLERS HAVE AN ACCEPTED OFFERED ON AN EMPTY HOUSE WITH MUCH OF THE CONVEYANCING COMPLETED !**



CHRIS DELLAIR
PROPERTIES

Your estate agent

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Front Door

Composite front door with courtesy light to:

Integral Porch

Door to:

Reception Hall

Staircase to first floor. Radiator. Low level storage cupboard below staircase. Doors off.

Sitting room

20'1 x 11' (6.12m x 3.35m)

uPVC double glazed window to front. Regency style fireplace with hearth and mantel. Two radiators. Door to:

Dining Room

13'4 x 8'11 (4.06m x 2.72m)

uPVC double glazed French doors to garden. Radiator. Wood laminate flooring. Doorway to:

Breakfast Room

11'3 x 8'0 (3.43m x 2.44m)

Radiator. Ceramic floor tiles. Opening to:

Kitchen

9'11 x 8'1 (3.02m x 2.46m)

uPVC double glazed window to rear. Wall and base units incorporating roll top work surfaces and one & half bowl single drainer sink. Tiling to splashbacks. Integrated wine cooler, double electric oven with grill, four ring hotplate and extractor hood. Ceramic floor tiles and inset ceiling downlights. Door to:

Utility Room

10'0 x 5'7 (3.05m x 1.70m)

uPVC double glazed window with obscured glass. Base unit with roll top workface above. Space & plumbing for washing machine. Space for tumble dryer. Radiator. uPVC double glazed door to rear garden. Door to:

Downstairs Cloakroom/WC

Vanity unit with inset wash hand basin. Low flush W/C. Radiator. Floor tiles. Inset downlights.

First Floor Landing

Radiator. Access to partially boarded loft. Doors off.

Bedroom One

15'3 x 10'4 (4.65m x 3.15m)

uPVC double glazed window to front. Radiator. Door to:

En-Suite Shower Room

uPVC double glazed window to rear with obscured glass. Shower cubicle. Vanity unit with inset wash hand basin. Low flush W/C. Ladder style radiator. Tiling to walls. Extractor.

Bedroom Two

14'4 x 10'3 (4.37m x 3.12m)

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Fitted airing cupboard with lagged cylinder & immersion.

Bedroom Three

12'0 x 8'0 (plus door recess) (3.66m x 2.44m (plus door recess))

uPVC double glazed window to front. Radiator.

Bedroom Four

8'10 x 8'6 (2.69m x 2.59m)

uPVC double glazed window to front. Radiator. Fitted wardrobe and shelving. Radiator.

Family Bathroom

uPVC double glazed window to rear with obscured glass. Suite comprising panel enclosed bath with shower over and fitted shower screen, vanity unit with inset wash hand basin and low flush W/C. Vinyl floor covering. Ladder style radiator. Tiling to walls. Ceiling to spotlights.

EXTERIOR

Front Garden

Mainly laid to lawn with pathway to front door. Open to:

Driveway

Parking for two vehicles with access to:

Integral Garage

22'7 x 10'6 (6.88m x 3.20m)

Up & over door. Fitted brick storage cupboard. Light & power. Rear door to:

Rear Garden

70' (21.34m)

Patio at rear of house leads to lawn extending length of garden. Mature shrubs to borders. Also rockery, two sheds, garden tap and lighting.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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