

Elliot Heath
ESTATE AGENTS

Anchor House Cambridge Road, Wadesmill

Guide Price **£700,000**

Anchor House Cambridge Road

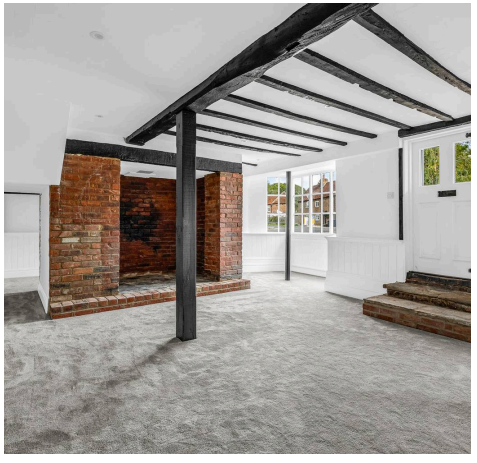
Wadesmill, Ware

Exceptional 2,000+ sq ft conversion in Wadesmill, blending period charm with modern luxury. Three bedrooms, stunning living space, landscaped gardens and gated parking. Viewing highly recommended!
Council Tax band: TBD

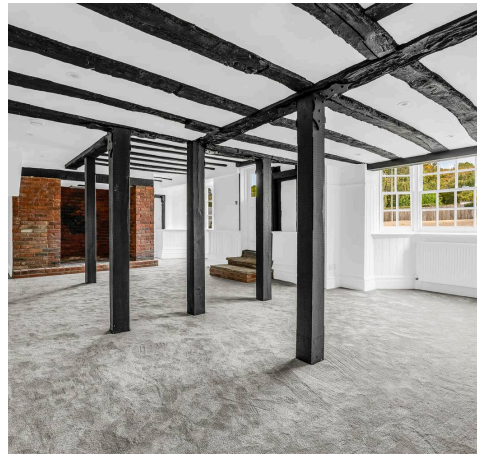
Tenure: Freehold

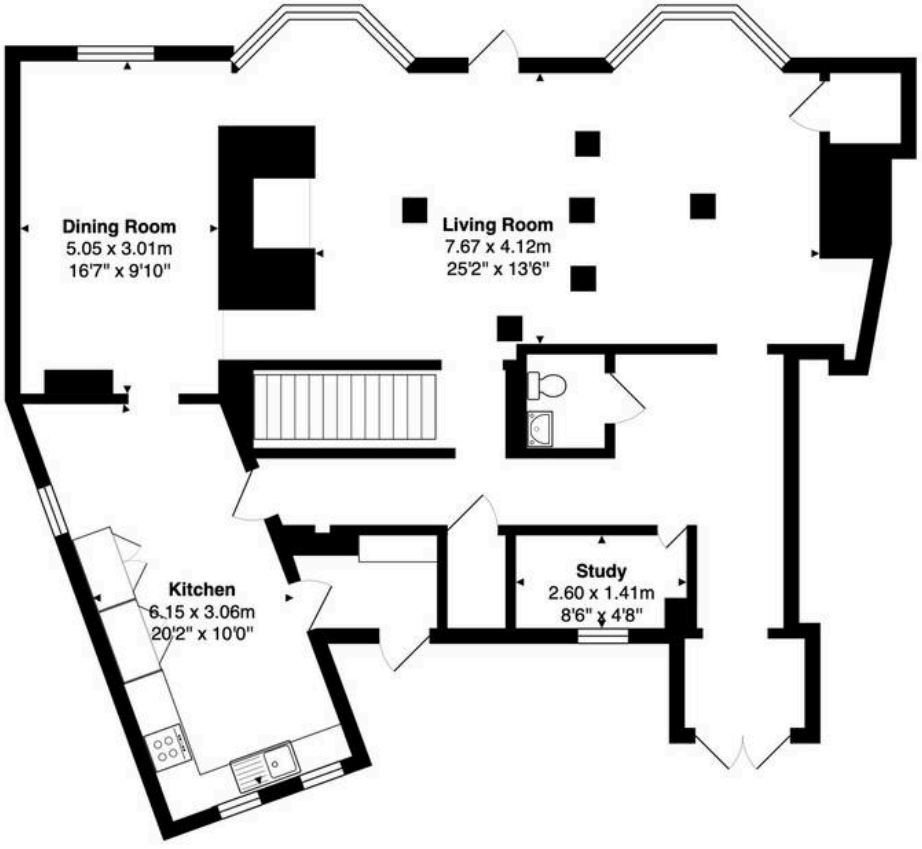
- Exceptional Conversion Of Former Pub
- In Excess Of 2,000 sq ft Of Accommodation
- Beautifully Landscaped Gardens



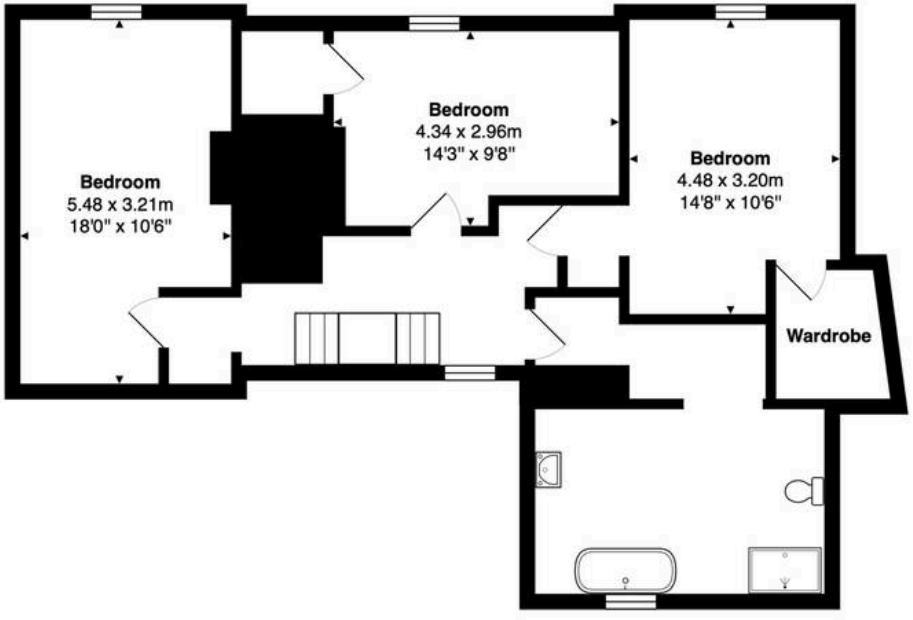








Ground Floor
Area: 109.0 m² ... 1173 ft²



First Floor
Area: 78.2 m² ... 841 ft²

Total Area: 187.2 m² ... 2015 ft²

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

Entrance Hall
With built in storage cupboard housing the gas fired boiler, stairs up to first floor landing, radiator, access to:

Downstairs WC
Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.

Study
8' 6" x 4' 8" (2.60m x 1.41m)
With window to rear aspect, radiator.

Living Room
25' 2" x 13' 6" (7.67m x 4.12m)
With two feature bay windows, large exposed brick inglenook fireplace, exposed beams and timbers, built in storage cupboard, open to:

Dining Room
16' 7" x 9' 11" (5.05m x 3.01m)
With window to front aspect, exposed brickwork and timbers, tongue and groove panelling, radiator, open to:

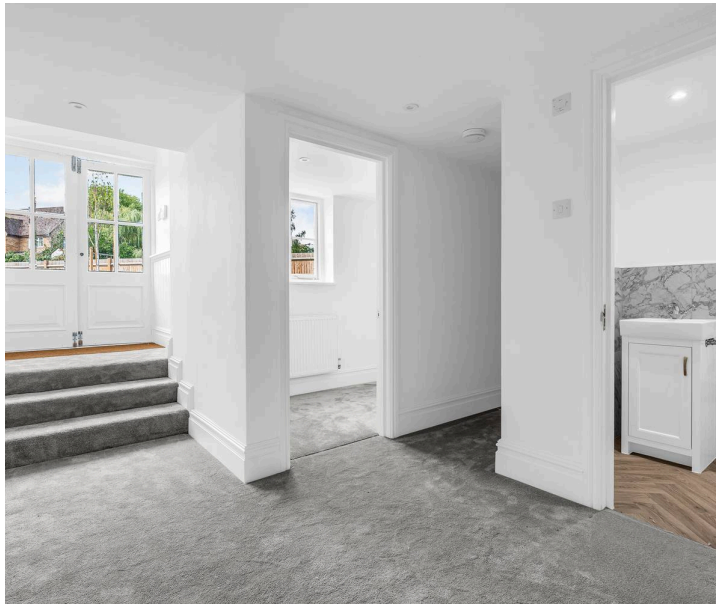
Kitchen
20' 2" x 10' 0" (6.15m x 3.06m)
With dual aspect windows. Fitted with a range of Grey Shaker style wall and base storage units with quartz stone work surfaces over incorporating a sink and drainer unit, integrated appliances, herringbone wood effect flooring, vertical radiator, door to:

Utility Room
With door to rear garden and space for tumble dryer.

First Floor Landing
With window to rear aspect, split level landing, exposed brickwork and timbers, radiator.







Bedroom One
18' 0" x 10' 6" (5.48m x 3.21m)
With window to front aspect, tongue and groove panelling, exposed timbers, radiator, access to loft space.

Bedroom Two
14' 8" x 10' 6" (4.48m x 3.20m)
With window to front aspect, exposed timbers, radiator, access to additional loft space via retractable ladder, door walk in wardrobe.

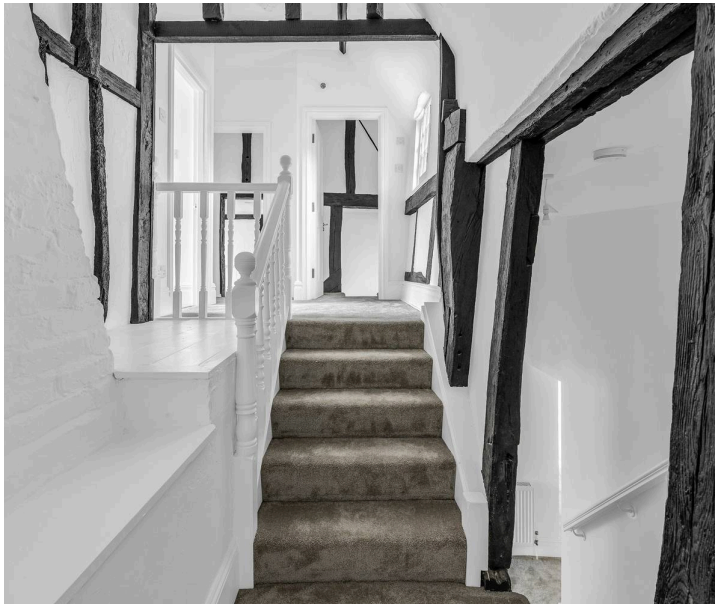
Bedroom Three
14' 3" x 9' 9" (4.34m x 2.96m)
With window to front aspect, radiator, built in storage cupboard, exposed timbers, feature brick fireplace, access to loft space.

Inner Landing
With exposed beams and steps leading down to:

Bathroom
With window to rear aspect. Fitted with a suite comprising freestanding bath with standalone mixer tap and shower attachment, separate shower cubicle, vanity unit with inset wash hand basin, low level wc, two radiators/towel rails, tongue and groove panelling, exposed timbers, herringbone wood effect flooring.









GARDEN

The property is accessed to the rear via secure gated access into the garden featuring a large patio seating area with the remainder laid to lawn and flower beds to the side retained by low level sleepers, outside tap.

SECURE GATED

3 Parking Spaces

There is secure gated allocated parking for two/three vehicles to the rear of the property with additional visitors parking.











Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk