



Elliot Heath
ESTATE AGENTS

Bridge House Cambridge Road, Wadesmill

Guide Price £900,000

Bridge House Cambridge Road

Wadesmill, Ware

Exceptional four-bedroom Victorian conversion in Wadesmill, offering 3,300 sq ft of beautifully refurbished accommodation, south-facing garden, courtyard and gated parking. A truly superb family home.

Council Tax band: TBD

Tenure: Freehold





Basement
Area: 92.2 m² ... 992 ft²

Ground Floor
Area: 154.4 m² ... 1662 ft²

First Floor
Area: 66.5 m² ... 716 ft²

Total Area: 313.0 m² ... 3369 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

Accommodation

With entrance door to:

Kitchen/Dining Room

20' 1" x 20' 1" (6.12m x 6.12m)

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, large island unit, integrated appliances, wood effect flooring, radiator, door to courtyard garden, door leading to stairs to basement and open to:

Family Room

20' 1" x 14' 2" (6.12m x 4.32m)

With skylight window, stairs leading down to Principal bedroom and stairs leading up to sitting room, two radiators, doors to:

Downstairs WC

With window to rear aspect. Fitted with a suite comprising low level w.c, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

Utility Room

With window to rear aspect. Fitted with a base storage unit with plumbing for washing machine, cupboard housing gas fired boiler.

Sitting Room

16' 1" x 13' 0" (4.89m x 3.95m)

With window to front aspect, radiator, door giving access to outside, open to:

Inner Hallway

With stairs leading down to a door that gives access to rear garden and stairs to the first floor landing.

Living Room

15' 11" x 15' 9" (4.85m x 4.81m)

With dual aspect windows, attractive feature fireplace, two radiators.



Lower Ground Floor

With door to:

Bedroom One

23' 8" x 14' 7" (7.21m x 4.44m)

With window to rear aspect and door leading out to rear garden, two radiators, door to:

En Suite Bathroom

Fitted with a suite comprising tile enclosed bath with mixer tap and shower attachment, separate shower cubicle, vanity unit with inset wash hand basin, low level wc, chrome heated towel rail, tiled splash back areas, tiled flooring, extractor fan.

Large Basement

19' 7" x 18' 11" (5.97m x 5.76m)

Accessed via the kitchen offering excellent storage space.

First Floor Landing

With Velux window, opening to:

Inner Landing

With window to rear aspect, loft access, radiator, doors to:

Bedroom Two

12' 8" x 11' 10" (3.85m x 3.60m)

With window to front aspect, radiator.

Bedroom Three

13' 1" x 10' 4" (4.00m x 3.15m)

Dual aspect windows, radiator.

Bedroom Four

12' 2" x 9' 8" (3.72m x 2.95m)

With window to front aspect window, radiator, built in storage cupboard.

Bathroom

Fitted with a suite comprising tile enclosed bath with mixer tap and shower attachment, vanity unit with inset wash basin, low level wc, tiled splash back areas, tiled flooring, chrome heated towel rail, extractor fan.





REAR GARDEN

Southerly aspect rear garden measuring approx. 65ft in depth with paved patio seating area and the remainder laid to lawn, outside tap, gated access to the parking area, enclosed by panelled fencing.

COURTYARD

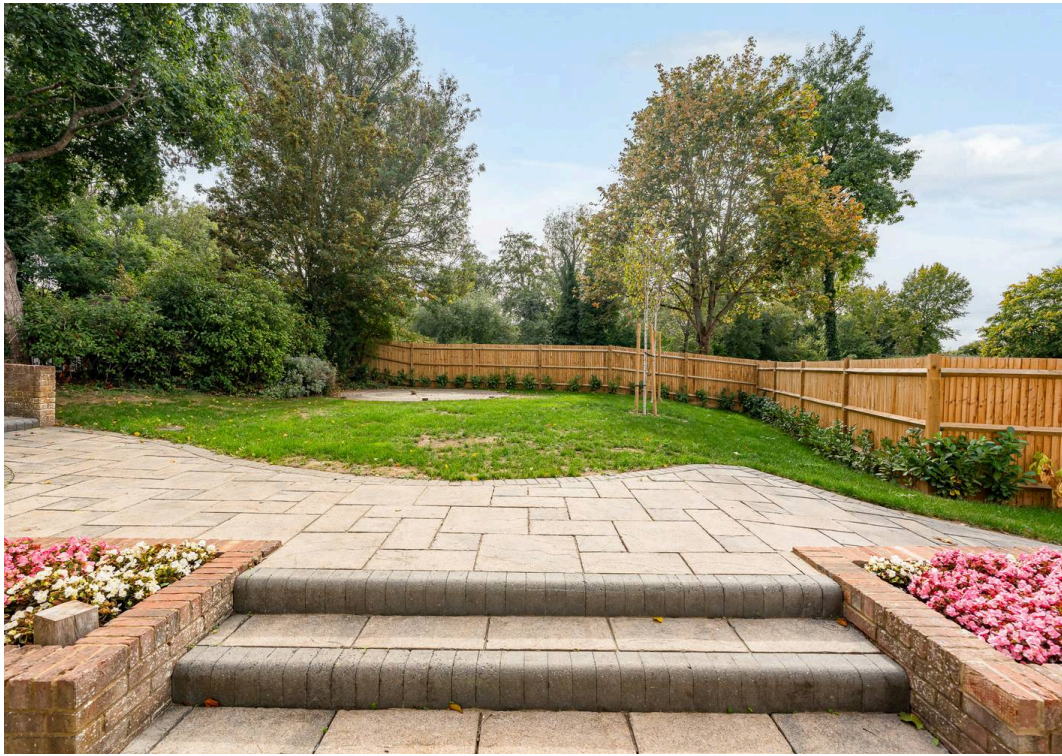
Enclosed paved courtyard accessed from kitchen.

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

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