



19 Garland Road, Ware, SG12 7BH
Guide Price £550,000



**** Chain Free ****

Ensum Brown are pleased to offer this **THREE BEDROOM DETACHED** family home located within this most popular residential location just a short walk of the town centre and B.R Station.

The property provides well-planned accommodation throughout that includes **TWO SEPARATE RECEPTION ROOMS, KITCHEN WITH TWO WORKING AREAS, CONSERVATORY** and a **LUXURY BATHROOM**.

Outside there is a **MAGNIFICENT LANDSCAPED REAR GARDEN** together with a **CAR PORT** and **DRIVEWAY** to the side.

Main entrance door leading to:

Entrance Lobby

Double-glazed window to front aspect, solid wood flooring, wall-mounted radiator. Access to:

Sitting/Dining Room 13'7 x 9'5 (4.14m x 2.87m)

Double-glazed window to front aspect, power points, wall-mounted radiator, solid wood flooring, stairs to first floor, Door leading to:

Living Room 15'7 x 9'4 (4.75m x 2.84m)

Beautiful, bright, spacious room with feature cast iron solid fuel burner (set into fireplace) solid wood flooring, wall-mounted radiator, power points, T.V. Point, double-glazed window to front aspect. Double glass panel doors opening to:

Conservatory 9'8 x 9' (2.95m x 2.74m)

Originally imported from Holland with the unique feature of a solid roof. Full height double-glazed windows together with French doors opening to garden. Solid wood flooring.

Kitchen Area One 10' x 6' (3.05m x 1.83m)

Accessed via the sitting/dining room, the first kitchen area comprises a matching range of eye and base level units together with work surface over, space and plumbing for washing machine and condenser dryer, under stairs storage cupboard (housing meters and fuse box) wall-mounted gas combination boiler (serving both domestic hot water and central heating) tiled surround, power points, double-glazed window to rear. Access leading to:

Kitchen Area Two 8'1 x 7'1 (2.46m x 2.16m)

Extended and fitted with a further range of matching eye and base level units incorporating a single-drainer stainless-steel sink unit with mixer tap, space for oven with stainless-steel extractor hood over, integrated dishwasher, tiled flooring, spotlights to ceiling, double glazed window to rear (overlooking garden). Door to garden.

First Floor Landing

Double-glazed window to rear aspect, wall-mounted radiator, spotlights. Respective doors providing access to:

Bedroom One 12' x 10'5 (3.66m x 3.18m)





Double-glazed window to front aspect, cupboard, power points, wall-mounted radiator, access to boarded loft (with retractable ladder, light connected and excellent storage).

Bedroom Two 9'8 x 7'9 (2.95m x 2.36m)

Double-glazed window to front aspect, wall-mounted radiator, power points, fitted wardrobe cupboard.

Bedroom Three 8'10 x 7'8 (2.69m x 2.34m)

Double-glazed window to rear aspect (providing a lovely aspect over garden), power points, wall-mounted radiator.

Luxury Bathroom 7'1 x 6'1 (2.16m x 1.85m)

Beautifully fitted with matching suite comprising a Victorian style roll-top bath, pedestal wash hand basin, low-level flush WC, part tiling to walls, heated chrome towel rail, spotlights to ceiling, double-glazed window to rear.

Exterior

Rear Garden

Another outstanding feature of this property is the secluded rear garden. The garden has been landscaped and is arranged with a patio area to the immediate rear which then leads to an extensive lawn area to one side and a raised, split-level decked, seating section with pergola to the other. To the far end of the garden the area is shingled and provides a large timber shed. The garden is well-screened to all sides by various small trees and conifer borders. Side access to front.

Front

To the front of the property there is a neatly presented shingle area with attractive wrought iron railings, gate and pathway leading to the main entrance door.

Driveway/Car Port

To the side of the property there is a driveway that leads to a covered car port.

EPC

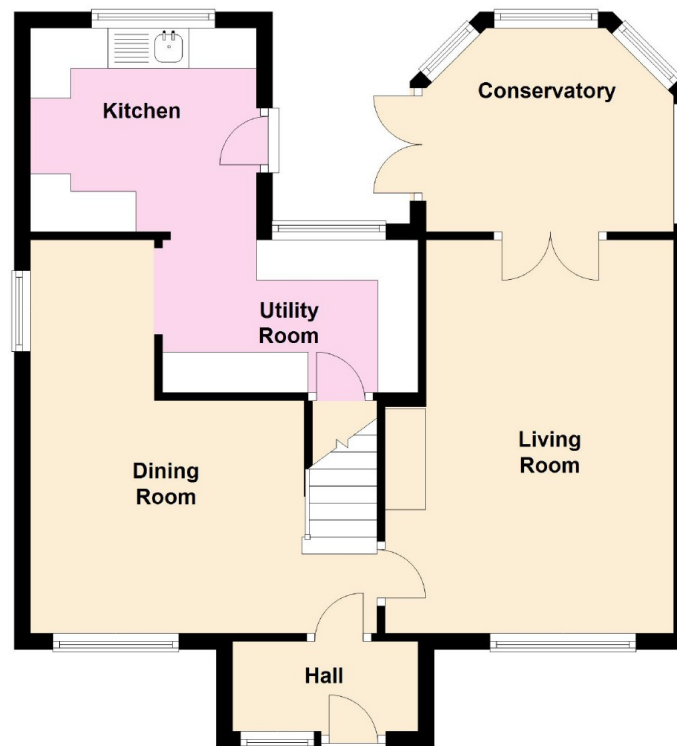
EPC Rating D.





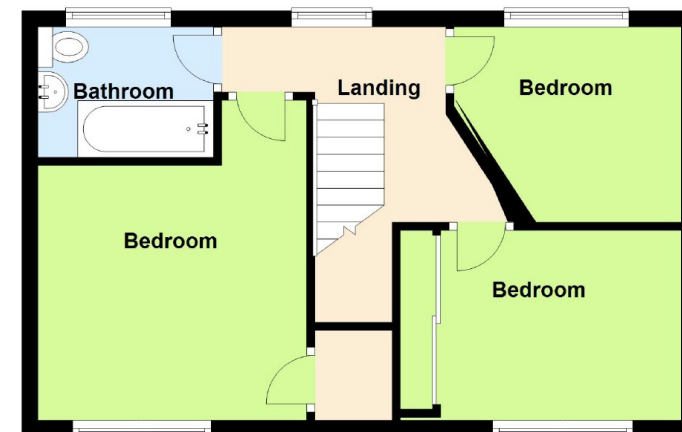
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



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