



Elliot Heath
ESTATE AGENTS

6 Watton Road, WARE
Guide Price **£550,000**

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WARE, Ware

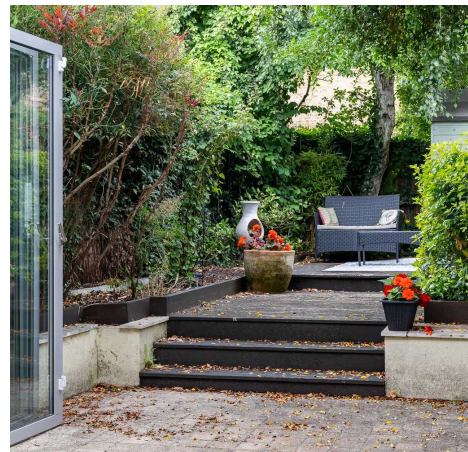
Beautifully presented and extended 3 bed Victorian home near Ware's Town Centre. Open plan reception/dining room, stunning kitchen/breakfast room, landscaped garden, basement/storage room. Ideal for families and professionals. Call 01920 293333 for viewing.

Council Tax band: D

Tenure: Freehold

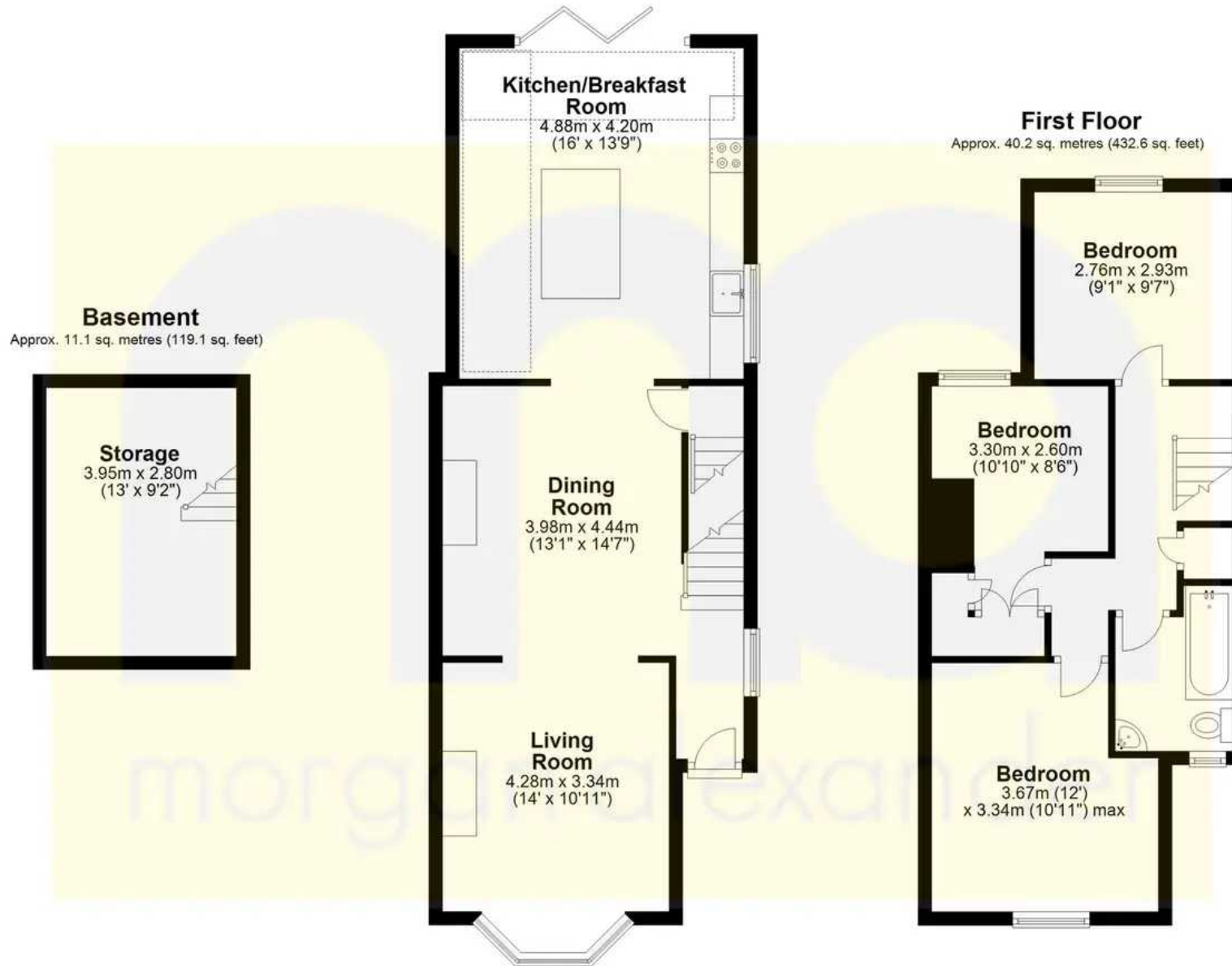
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

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 double glazed window to side aspect, stairs rising to first floor, radiator, open to:

Dining Room

13' 1" x 14' 7" (3.99m x 4.45m)

With feature fireplace, radiator, door to basement/storage, open to kitchen/breakfast room and open to:

Basement/Storage

13' 0" x 9' 2" (3.96m x 2.79m)

Useful storage area.

Living Room

14' 0" x 10' 11" (4.27m x 3.33m)

With double glazed bay window to front aspect with fitted shutters, radiator, feature fireplace, fitted cupboard and shelving to one alcove.

Kitchen/Breakfast Room

16' 0" x 13' 9" (4.88m x 4.19m)

With bi fold doors opening onto the rear garden, double glazed window to side aspect together with atrium style skylight windows. Fitted with a range of wall and base storage units with wood work surface over incorporating a Butler style sink and drainer unit, built in double oven, gas hob with extractor over, appliance space, island unit, tiled splash back areas, tiled flooring with underfloor heating.

First Floor Landing

With double glazed window to side aspect, built in storage cupboard, Radiator, doors to:

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

With double glazed window to front aspect, radiator.



Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.

Bedroom Three

9' 1" x 9' 7" (2.77m x 2.92m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.



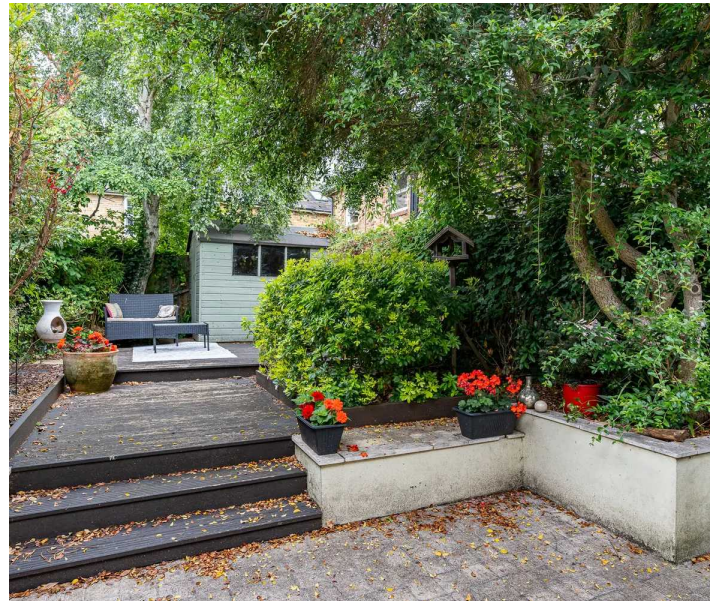


FRONT GARDEN

To the front the property benefits from a mature garden with attractive tiled path and gated access to the rear garden.

REAR GARDEN

The rear garden has been beautifully landscaped with heavily stocked beds and decked and paved seating areas, timber garden shed.







Elliot Heath Estate Agents

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