



Elliot Heath
ESTATE AGENTS

49 Musley Lane, WARE
Offers Over £825,000

49 Musley Lane

WARE, Ware

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Musley Lane, SG12

Approximate Area = 219.99 sq m / 2368 sq ft
 (Including Eaves Storage, Office & Shed)
 Eaves Storage = 25.55 sq m / 275 sq ft
 Office = 21.00 sq m / 226 sq ft
 Shed = 9.20 sq m / 99 sq ft



Key :
 CH - Ceiling Height



Second Floor

Approx. 56.85 sq m / 612 sq ft



First Floor

Approx. 62.15 sq m / 669 sq ft



Ground Floor

Approx. 70.79 sq m / 762 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Entrance Hall

Stairs rising to first floor, storage cupboards.

Downstairs W.C

Low level W.C, wash hand basin.

Living Room

12' 0" x 11' 11" (3.66m x 3.63m)

French doors giving access to the front garden. Alcove storage feature fireplace (not in use)

Kitchen / Diner

25' 5" x 18' 6" (7.75m x 5.64m)

A fantastic space with a beautifully centre island/breakfast bar. Kitchen fitted with a range of wall and base units with work surface over, inset sink and drainer unit. Fitted triple oven, inset hob, integrated dishwasher and space for fridge/freezer. Underfloor heating. Window to side aspect, two sets of bi-fold doors opening onto the garden. Door to:

Utility Room

Wall and base storage units space and plumbing for washing machine and dryer.

First Floor Landing

Doors to bedrooms.

Bedroom Two

12' 7" x 11' 0" (3.84m x 3.35m)

Bay window to front aspect, door to:

En-suite Shower Room

Window to side aspect. Low level W.C, wash hand basin and shower cubicle.

Bedroom Three

15' 8" x 10' 7" (4.78m x 3.23m)

Window to side and rear aspect.



Bedroom Four

11' 11" x 7' 7" (3.63m x 2.31m)

Window to rear aspect.

Bedroom Five / Study

7' 7" x 7' 1" (2.31m x 2.16m)

Window to front aspect.

Family Bathroom

Window to side aspect. Suite comprising; roll top bath, separate shower cubicle, low level W.C, wash hand basin.

Top Floor Landing

Door giving access to:

Bedroom One Suite

17' 4" x 12' 2" (5.28m x 3.71m)

A stunning bedroom with views to the rear, dressing area, eves storage and access to:

En-suite

Beautifully fitted the walk in shower, separate bath, low level W.C, Velux window to front aspect with stunning views.

Detached Office / Studio

15' 4" x 14' 9" (4.67m x 4.50m)

A great space that lends itself for multiple uses such as potential annexe, office, gymnasium. benefitting from toilet, shower and wash hand basin together with underfloor heating.





GARDEN

The property benefits from a generous 'wrap around' garden which is paved to the rear creating a beautiful social area, to the side there is a lawn garden which continues to the front. The property has rear gated access leading to the parking area.

DRIVEWAY

2 Parking Spaces

Double driveway providing off street parking for two vehicles.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk