



Elliot Heath
ESTATE AGENTS

147 Musley Hill, Ware
Guide Price **£465,000**

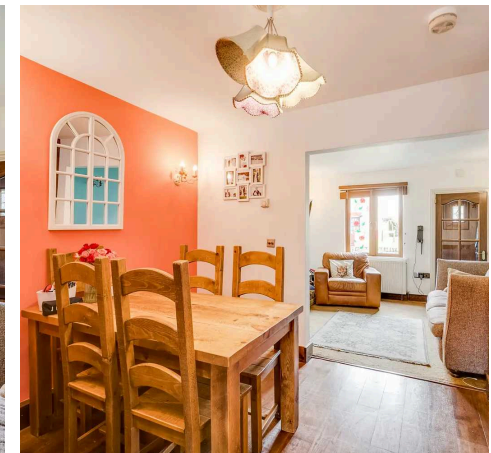
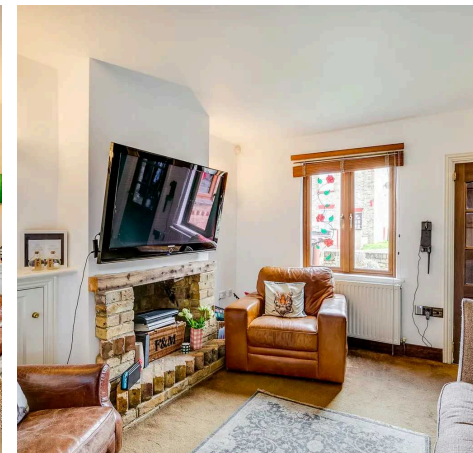
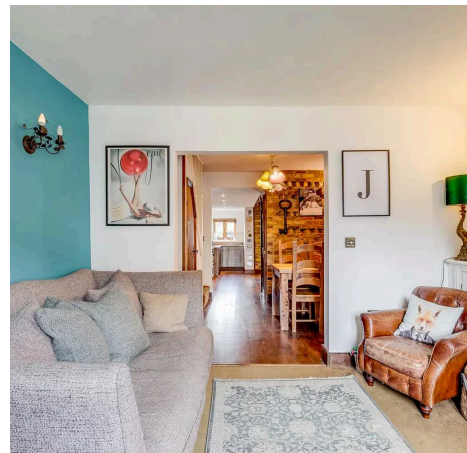
147 Musley Hill

Ware, Ware

Deceptively spacious 3-bed semi-detached family home close to amenities and countryside walks. Retains character features, with open reception/dining, generous kitchen, and low maintenance garden with Summer House. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold



Musley Hill, SG12

Approximate Area = 86.12 sq m / 927 sq ft
(Including Summer House)
Summer House Area = 9.01 sq m / 97 sq ft

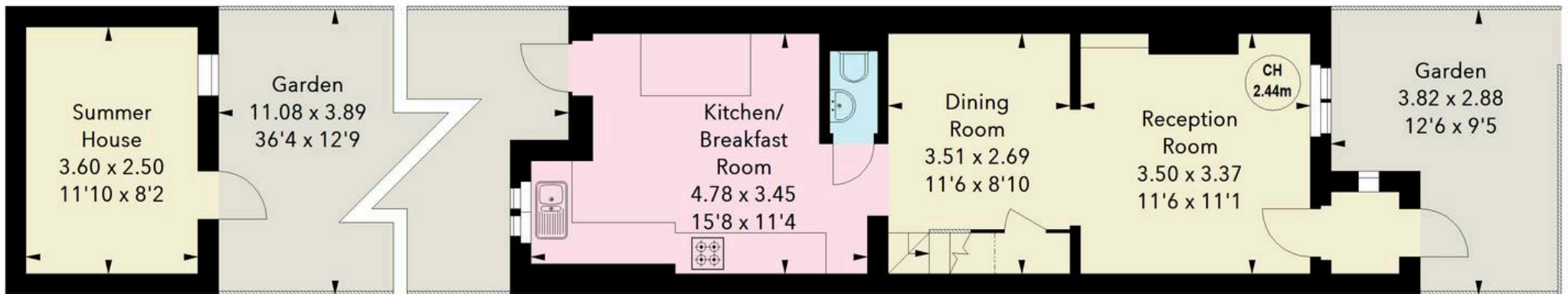


Key :
CH - Ceiling Height



First Floor

Approx. 37.53 sq m / 404 sq ft



Ground Floor

Approx. 39.58 sq m / 426 sq ft

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

Accommodation

Entrance door with glazed unit to:

Entrance Lobby

With double glazed feature window to side aspect, feature Victorian cast iron radiator, tiled flooring, exposed brickwork, door to:-

Reception Room

11' 6" x 11' 1" (3.51m x 3.38m)

With double glazed feature window to front aspect, radiator, brick fireplace with original storage cupboard to side alcove, open to:

Dining Room

11' 6" x 8' 10" (3.51m x 2.69m)

With stairs to rising to first floor landing with storage cupboard under and further storage space to side, wood flooring, radiator, feature exposed brickwork, open to:

Kitchen/Breakfast Room

15' 8" x 11' 4" (4.78m x 3.45m)

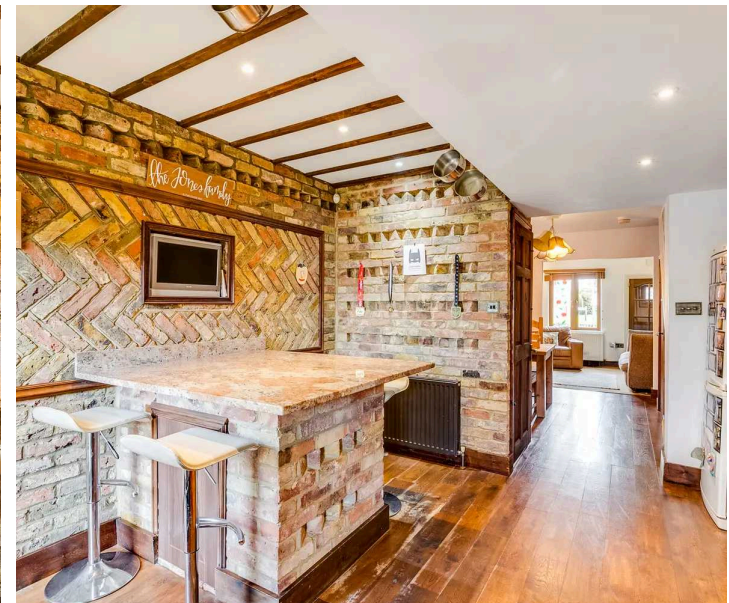
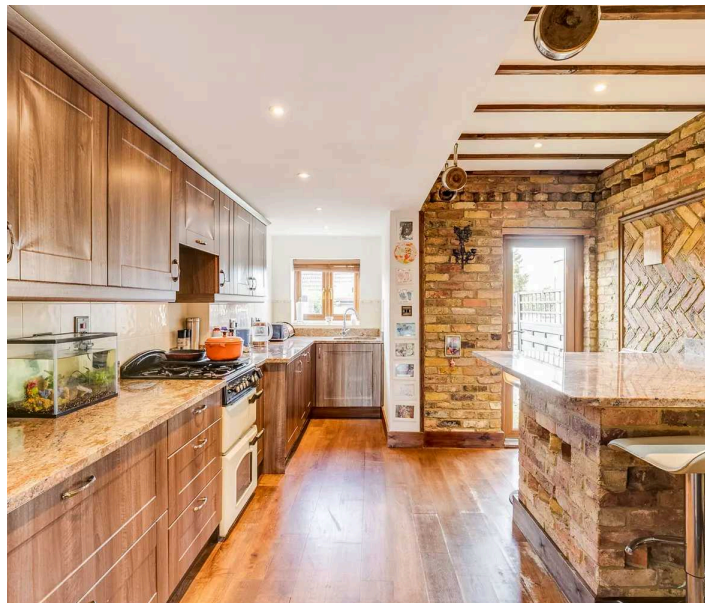
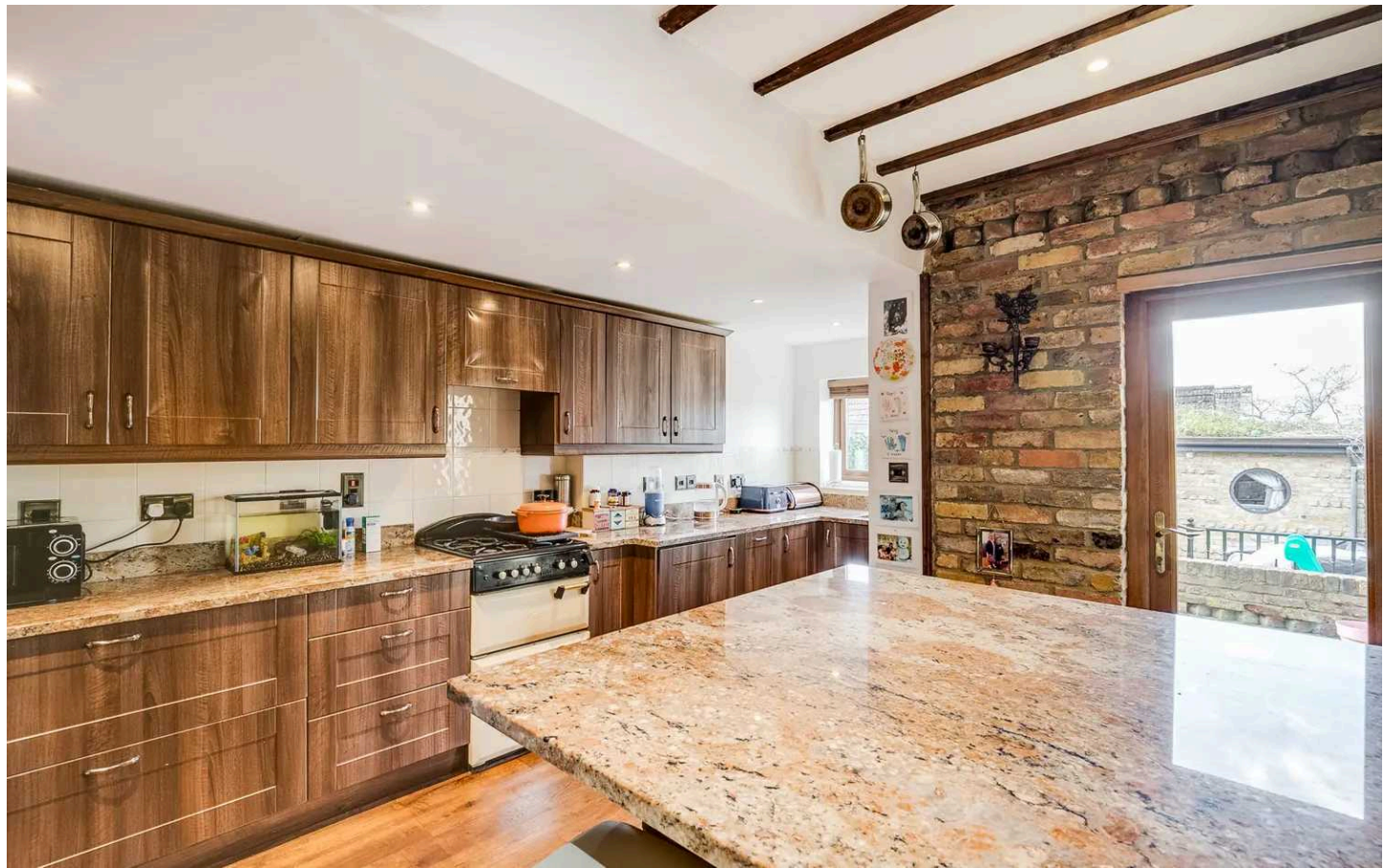
A superb room with fitted wall and base storage units with under unit lighting and granite work surfaces over including a large brick built breakfast island with storage space built under. Feature exposed brickwork walls, with built in alcove for TV. A one and a half inset sink unit with mixer tap and tiling to splashback areas, integrated dishwasher and automatic washing machine, space for gas cooker and fridge/freezer, spotlights and beams to ceiling, wood flooring and double glazed door and window to the rear garden. Door to:

Downstairs WC

Fitted with a suite comprising high flush wc, wall hung wash hand basin, tiled splash back areas, exposed brick work, wood flooring.

First Floor Landing

With airing cupboard housing combi boiler, access to loft space for storage, doors to:



Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

With two double glazed windows to rear aspect with views across countryside, feature clad vaulted ceiling, exposed brickwork walls, wood flooring, radiator.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m)

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

Bedroom Three

6' 10" x 6' 0" (2.08m x 1.83m)

With feature dado railing, radiator, light tunnel to ceiling.

Bathroom

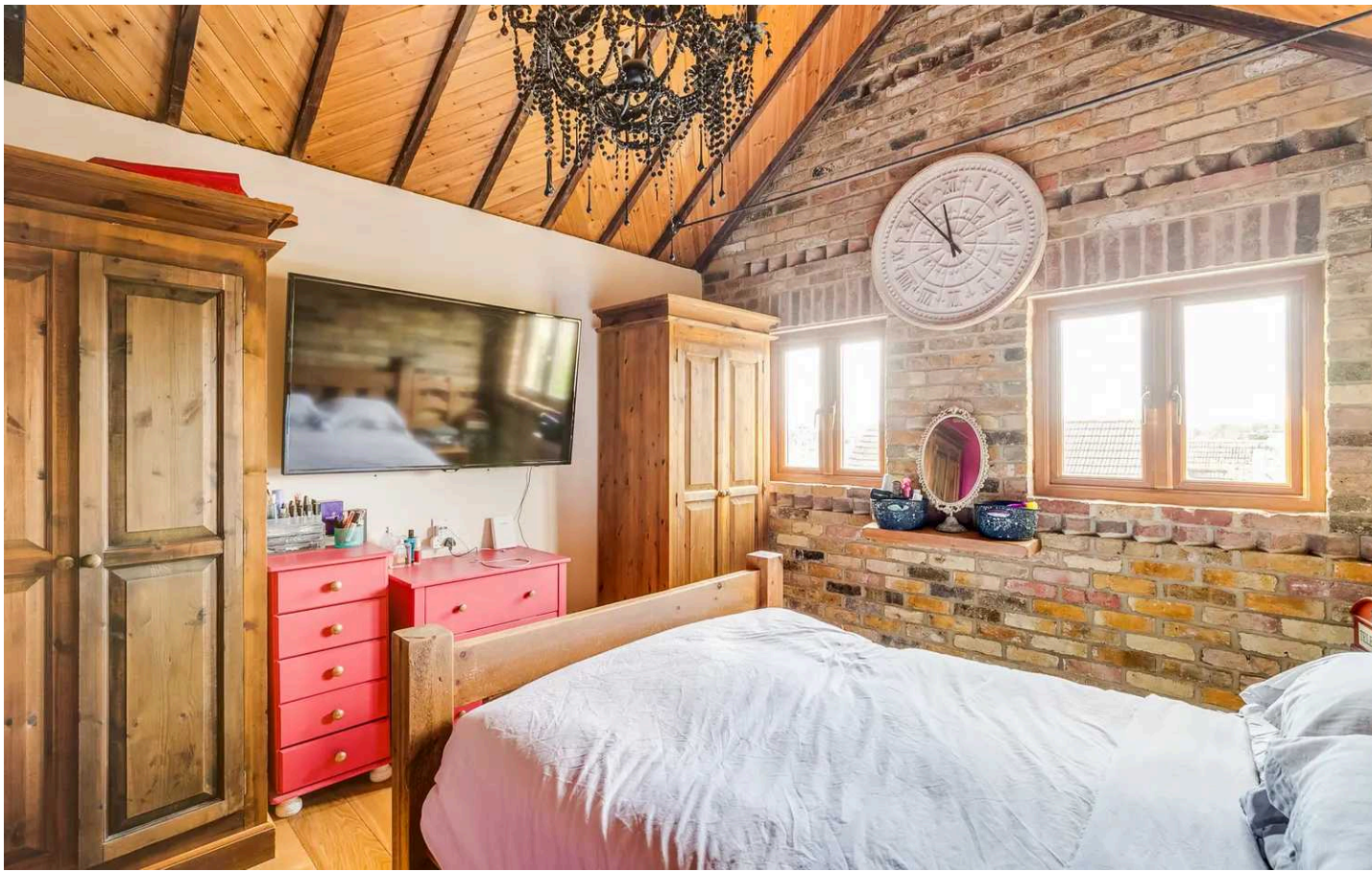
Fitted with a suite comprising wall hung wash hand basin, concealed cistern w.c., panel enclosed bath with shower over and glass shower screen, heated towel rail, spotlighting, fully tiled.

Summer House

11' 10" x 8' 2" (3.61m x 2.49m)

Circular window to front aspect, wood clad walls with power and light connected.





FRONT GARDEN

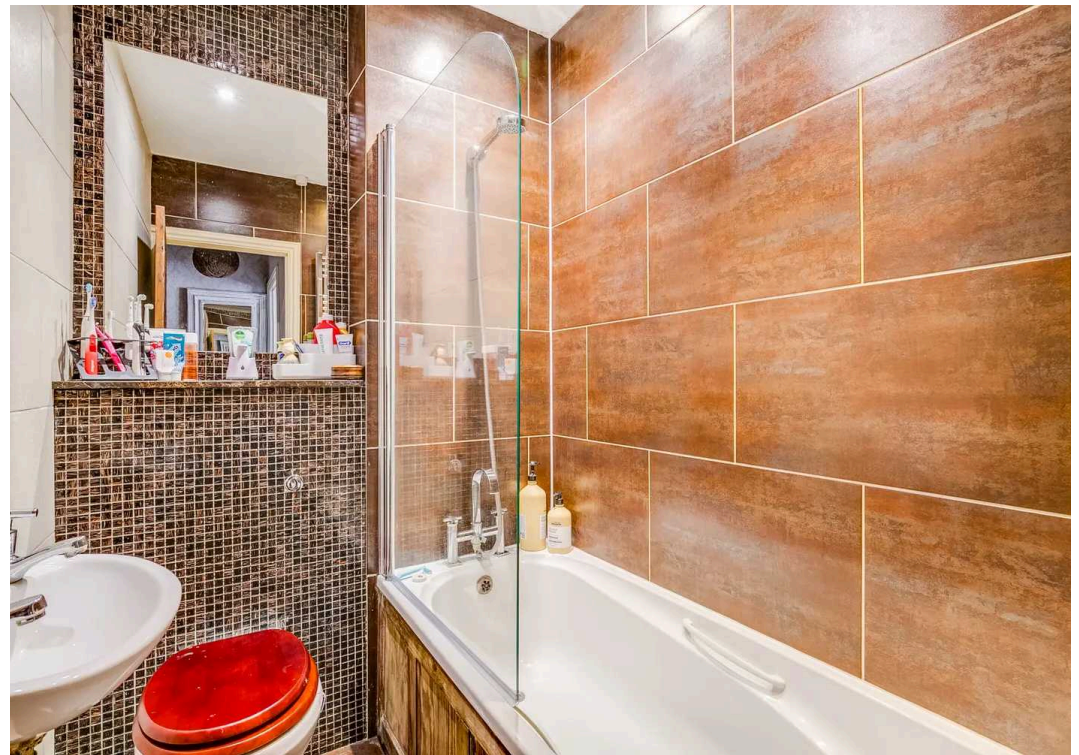
Brick retaining wall to cottage style front garden with pathway to entrance door and discreet lighting.

REAR GARDEN

36' 4" x 12' 9" (11.07m x 3.89m)

A real feature of this property is the rear garden which offers easy maintenance with paved patio area and steps to Astro turf space leading to an additional decked seating area, outside lighting, fenced perimeters. Fitted outside hot and cold water taps.







Elliot Heath Estate Agents

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