



Elliot Heath
ESTATE AGENTS

23 Milton Road, WARE
Guide Price £425,000

23 Milton Road

WARE, Ware

Charming 2-bed bay fronted semi-detached bungalow in Ware with no onward chain. Features large reception, fitted kitchen, spacious bathroom, driveway, carport, detached garage, good-sized garden. Large attic space for storage/possible conversion. Close to High Street & mainline station. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



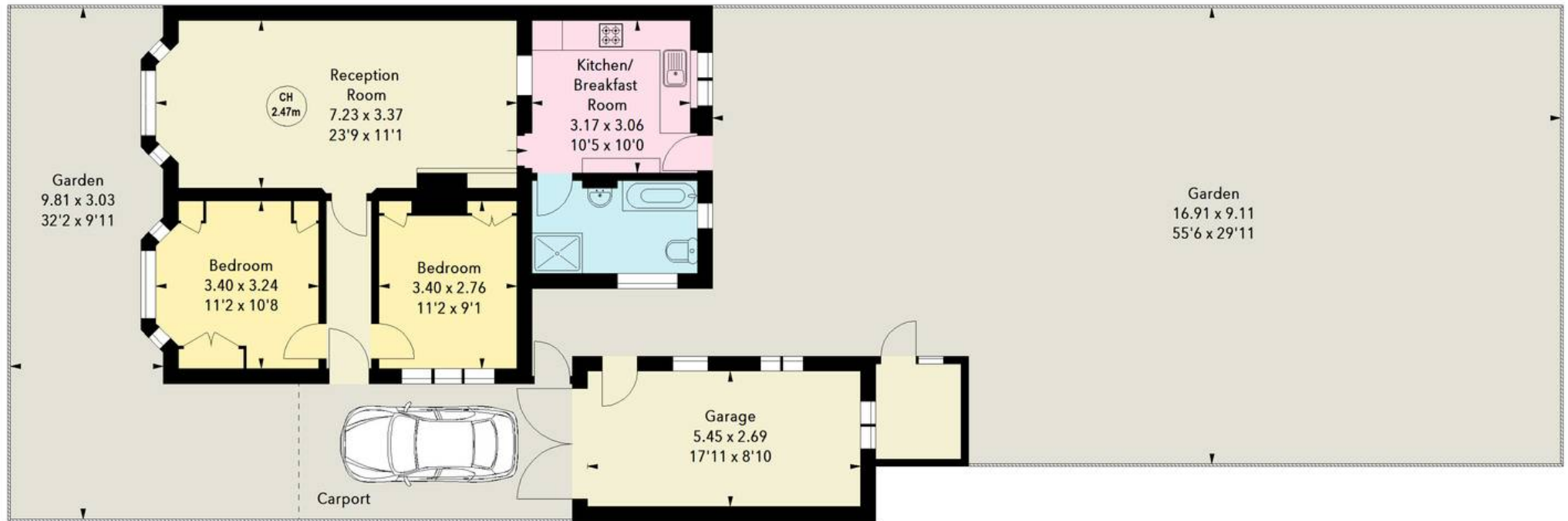
Milton Road, SG12

Approximate Area = 81.23 sq m / 874 sq ft
(Including Garage)

Garage

Approximate Area = 14.68 sq m / 158 sq ft

Key :
CH - Ceiling Height



Ground Floor



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

With wood effect flooring, radiator, doors to:

Bedroom One

11' 2" x 10' 8" (3.40m x 3.25m)

With double glazed bay window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

With double glazed window to side aspect, radiator, fitted wardrobe cupboards.

Reception Room

23' 9" x 11' 1" (7.24m x 3.38m)

With double glazed bay window to front aspect, two radiators, coving to ceiling, exposed timber, wood effect flooring, feature fireplace, serving hatch to kitchen, open to:

Kitchen/Breakfast Room

10' 5" x 10' 0" (3.18m x 3.05m)

With window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, tile effect flooring, radiator, breakfast bar.

Bathroom

Dual aspect with double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, low flush wc, pedestal wash hand basin, fully tiled chrome heated towel rail.





FRONT GARDEN

Brick wall retained front garden laid to lawn.

REAR GARDEN

55' 6" x 29' 11" (16.92m x 9.12m)

Generous rear garden with large patio seating area and steps up to the lawn with flower shrub and tree borders, two timber garden sheds, personnel access to the garden and access to the front.

GARAGE

Triple Garage

To the front the property benefits from a driveway which in turn gives access to the carport and then to the detached garage, measuring approx. 17'11 x 8'10 (5.45 x 2.69). With double doors to front aspect, personnel door to the rear garden and windows to rear and side aspect.







Elliot Heath Estate Agents

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