



**Elliot Heath**  
ESTATE AGENTS

**18 Milton Road, WARE**  
Guide Price **£525,000**

# 18 Milton Road

WARE, Ware

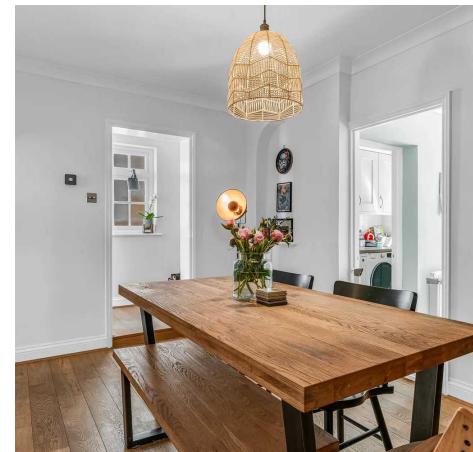
Attractive Edwardian semi-detached home near Ware's amenities and train station. Spacious and beautifully presented with 2 bedrooms, landscaped garden, and parking. Call 01920 293333 for viewing appointment.

Council Tax band: D

Tenure: Freehold

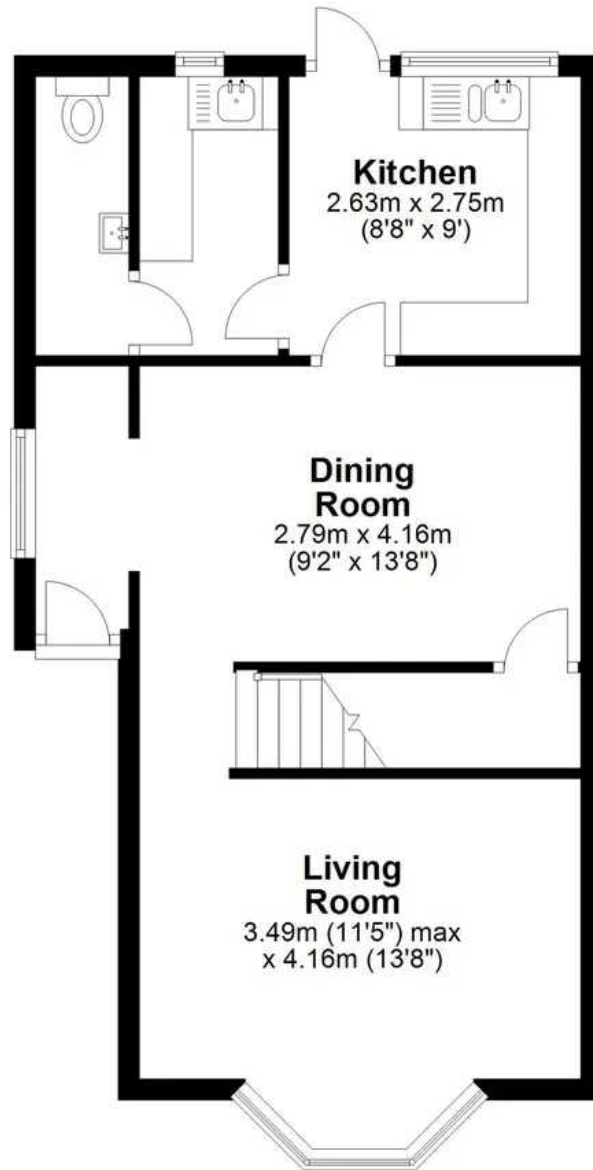
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 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](http://www.matthewkyle.co.uk)

### Entrance Hall

With upvc double glazed window to side aspect with obscure glass, radiator, coving to ceiling, wood flooring, open to:

### Living Room

11' 5" x 13' 8" (3.49m x 4.16m)

With upvc double glazed bay window to front aspect, radiator, coving to ceiling, wood flooring, open to:

### Inner Lobby

Stairs rising to first floor landing, coving to ceiling, open to:

### Dining Room

9' 2" x 13' 8" (2.79m x 4.16m)

With under stairs storage cupboard housing electric meters, coving to ceiling, radiator, wood flooring, door to:

### Kitchen

8' 8" x 9' 0" (2.63m x 2.75m)

With upvc double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for oven and fridge/ freezer, tiled splash back areas, tiled flooring, radiator, coving to ceiling, door to:

### Utility

With upvc double glazed window to rear aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space and plumbing for automatic washing machine and dishwasher, tiled splash back areas, coving to ceiling, radiator, tiled flooring, door to:

### Downstairs WC

Fitted with a low level wc, wall mounted wash hand basin, tiled splash back areas, coving to ceiling, wall mounted gas boiler serving domestic hot water and central heating newly fitted in 2023, tiled flooring, radiator.



### **First Floor Landing**

Access to loft space, radiator, doors to:

### **Bedroom One**

11' 5" x 13' 8" (3.47m x 4.16m)

With upvc double glazed bay window to front aspect, coving to ceiling, radiator.

### **Bedroom Two**

9' 2" x 10' 7" (2.79m x 3.23m)

With dual aspect upvc double glazed windows to side and rear aspect, radiator, coving to ceiling, large built in storage cupboard.

### **Bathroom**

With a upvc double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with circular wash hand basin, dual flush wc, separate shower cubicle, radiator, airing cupboard, fully tiled.



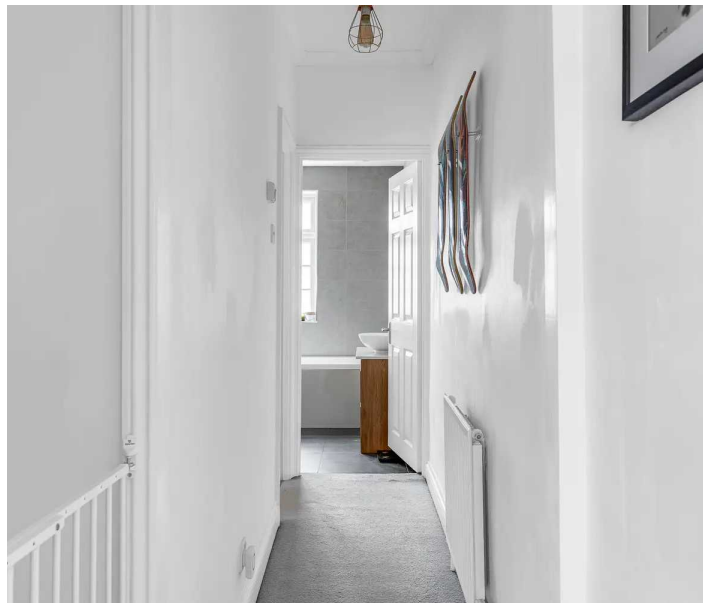


### FRONT GARDEN

To the front and side the property benefits from a block paved area, mature shrubs and side gated access to the rear garden.

### REAR GARDEN

The rear garden is a secluded courtyard style garden which is predominantly paved with raised planted beds. There is a garden shed with power connected, external lighting, brick built barbeque.







## Elliot Heath Estate Agents

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