



**Elliot Heath**  
ESTATE AGENTS

**22 Brewery Yard, Watton Road**  
Guide Price £500,000



# 22 Brewery Yard

Watton Road, Ware

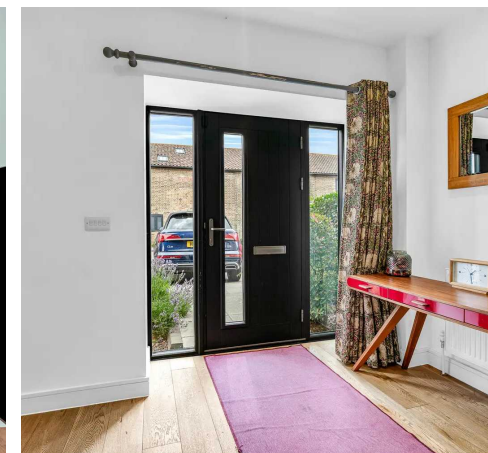
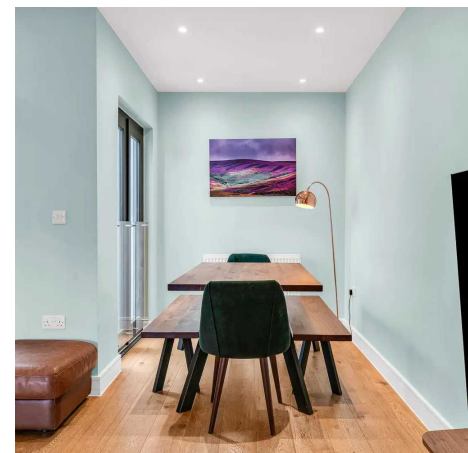
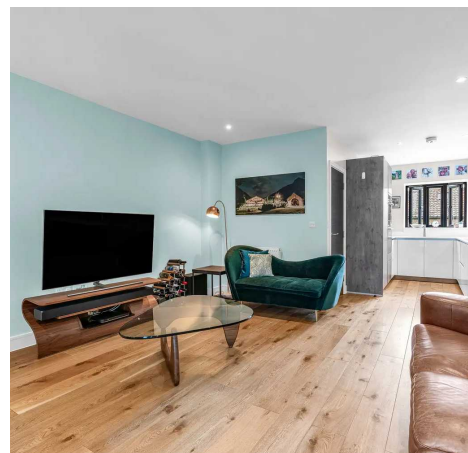
Rarely available 2-bed, 2-bath mews home in gated development near Ware town centre. Converted in 2018, open-plan living, Juliet balconies, courtyard garden, allocated parking. Close to high street and train station. Contact Elliot Heath on 01920 29 33 33 to view.

Council Tax band: D

Tenure: Freehold

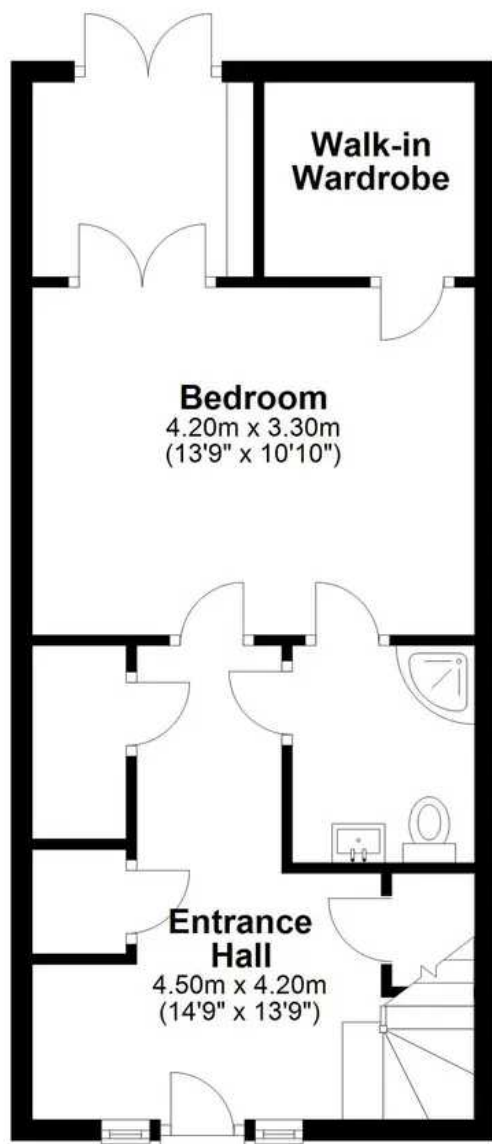
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



## Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



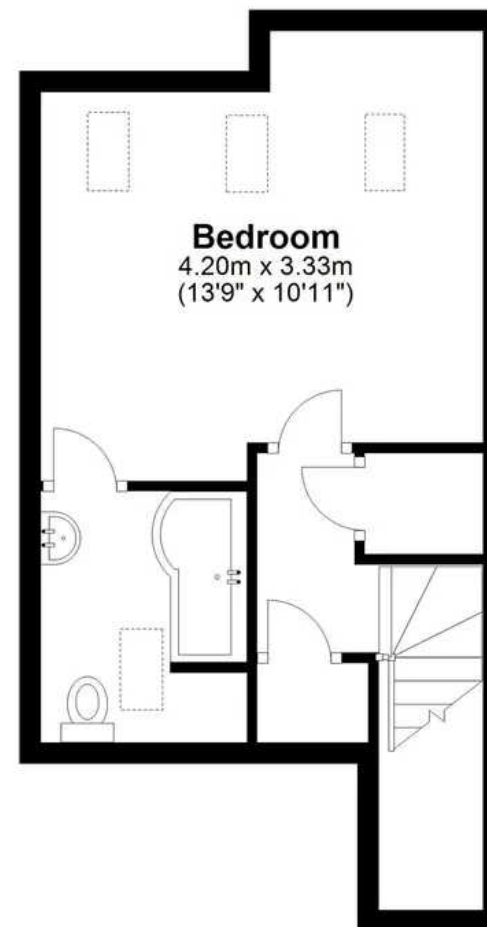
## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



## Second Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 107.2 sq. metres (1154.1 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 double glazed windows to front aspect, stairs rising to first floor landing, understairs storage cupboard and two further large storage cupboards, wood flooring, radiator, doors to:

### Bedroom Two

13' 9" x 10' 10" (4.20m x 3.30m)

With the benefit of a spacious walk-in wardrobe with fitted radiator, spotlights to ceiling, wood flooring, radiator and patio doors which lead out to a quirky lightwell currently being used as study. Door to:

### Jack & Jill Shower Room

Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, enclosed corner shower with folding glass doors, wall-mounted chrome rainfall shower, fully tiled, chrome heated towel rail and spotlights.

### Lightwell

Lightwell currently being used as study, with space for freestanding bookshelves. The study allows the natural light to stream in and it benefits from tiled flooring, radiator and patio doors which lead out to a paved courtyard area.

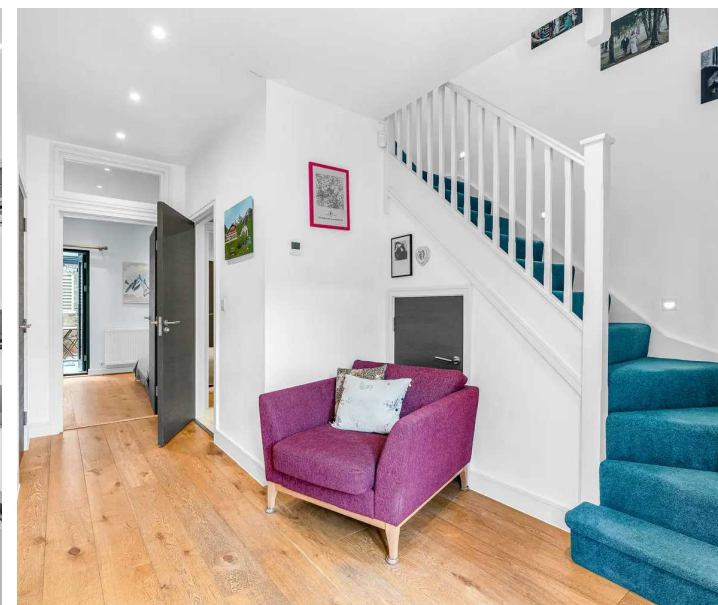
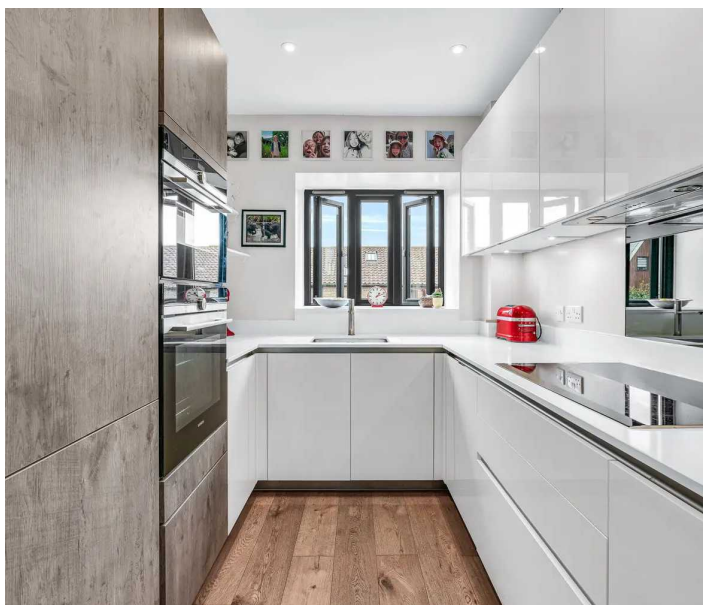
### First Floor Landing

With double glazed window to front aspect, staircase rising to the second floor, radiator, door to:

### Kitchen

10' 9" x 7' 5" (3.28m x 2.25m)

With double glazed window to front aspect. Fitted with a comprehensive range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, integrated appliances to include fridge/freezer, dishwasher and washing machine plus there is a built-in double oven with induction hob and extractor over with accompanying splashback, wood flooring. Open to:



### Lounge/Dining Room

21' 3" x 13' 9" (6.47m x 4.20m)

This offers a wonderful space with two Juliette balconies overlooking the lightwell/study area on the ground floor, wood flooring, spotlights, two radiators.

### Second Floor Landing

With Velux window, two built-in storage cupboards, one of which houses the hot water cylinder and the other is home to the gas central heating boiler, radiator, door to:

### Bedroom One

13' 9" x 10' 11" (4.20m x 3.33m)

With three Velux windows, spotlights, radiator, fitted shelving unit, door to:

### En Suite Bathroom

With a Velux window. Fitted with a suite comprising P-shaped bath with shower over and glass screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.







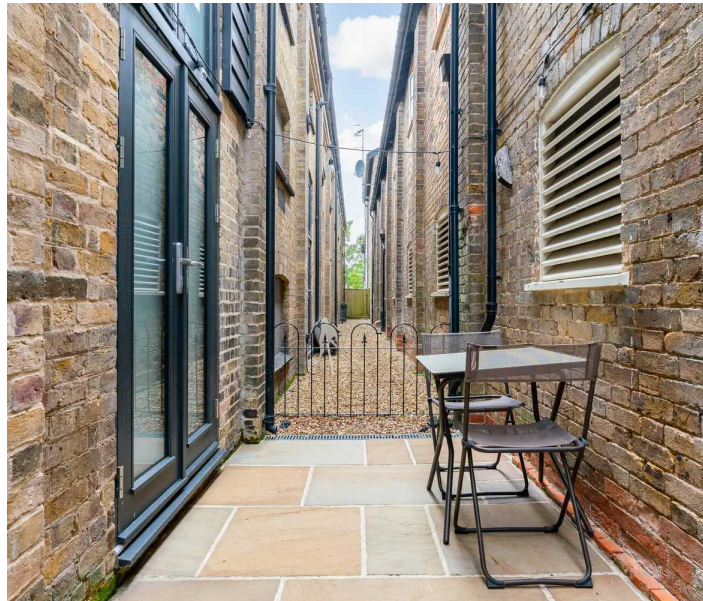
## GARDEN

The property offers a small courtyard area at the rear which has been paved to create a nice outdoor seating area.

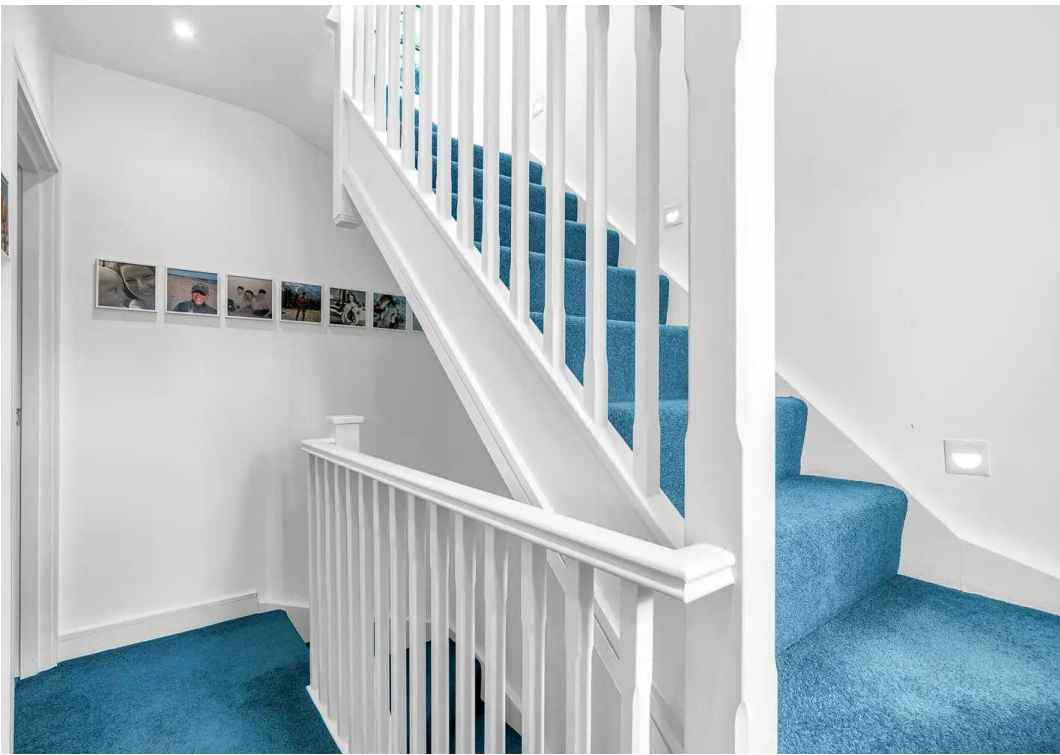
## SECURE GATED

1 Parking Space

The development can be approached for vehicular access via both Priory Street and Watton Road plus there's also pedestrian access via Baldock Street so easily accessible with the high street amenities just being a stone's throw away. Secure gated access to the allocated parking space that is directly outside the property. Visitor's parking spaces available on a first-come first-served basis.











## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)