



Elliot Heath
ESTATE AGENTS

124 London Road, Ware
Guide Price **£499,995**

124 London Road

Ware, Ware

Extended 2-bed Victorian home with river views in Ware - close to station and amenities. Open plan kitchen/dining/family room, living room, modern bathroom, front and rear gardens. No chain. Call Elliot Heath on 01920 293333 for viewing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



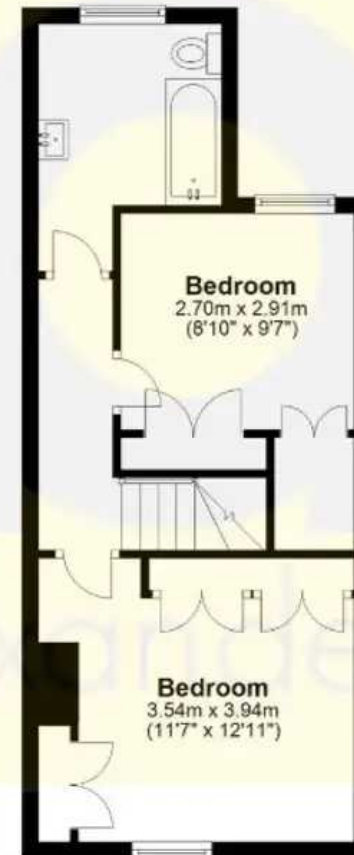
Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 83.8 sq. metres (901.5 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, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

With front entrance door to:

Living Room

11' 7" x 12' 11" (3.54m x 3.94m)

With double glazed bay window to front aspect with fitted shutters, attractive cast iron fireplace, fitted shelving to one alcove, coving to ceiling, door to:

Kitchen/Dining/Family Room

31' 1" x 12' 11" (9.48m x 3.94m)

Dining/Family room

With skylight windows, stairs rising to first floor landing, large mirror fronted built in storage cupboard, two radiators, tiled flooring, open to:

Kitchen

Vaulted ceiling with skylight windows and double glazed double doors opening onto 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, glass splash back areas, tiled flooring.

First Floor Landing

With doors to:

Bedroom One

11' 7" x 12' 11" (3.54m x 3.94m)

With double glazed window to front aspect with fitted shutters, radiator, coving to ceiling, built in wardrobe cupboards.

Bedroom Two

8' 10" x 9' 7" (2.70m x 2.91m)

With double glazed window with fitted shutters to rear aspect, radiator, built in wardrobe cupboards.



Bathroom

With double glazed window to rear aspect with fitted shutters. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Low maintenance front garden laid with shingle.

REAR GARDEN

The rear garden is of a good size and is predominantly laid to lawn with large patio seating area and shingle path to the timber garden shed.





Elliot Heath Estate Agents

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