



**Elliot Heath**  
ESTATE AGENTS

**9 Paget Cottages Munden Road, Dane End**

Guide Price **£415,000**



# 9 Paget Cottages Munden Road

Dane End, Ware

Spacious 3-bed semi-detached home with potential to extend & modernise in Dane End village. Generous gardens, countryside views, garage, near amenities, 15-min drive from Ware & Hertford. No onward chain. Contact Elliot Heath on 01920 293333.

Council Tax band: D

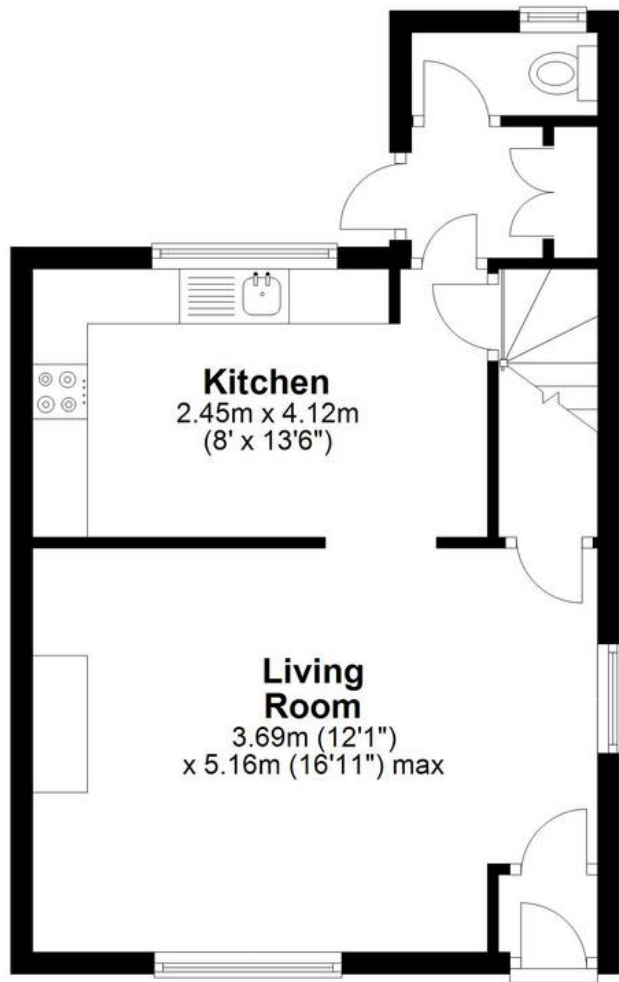
Tenure: Freehold





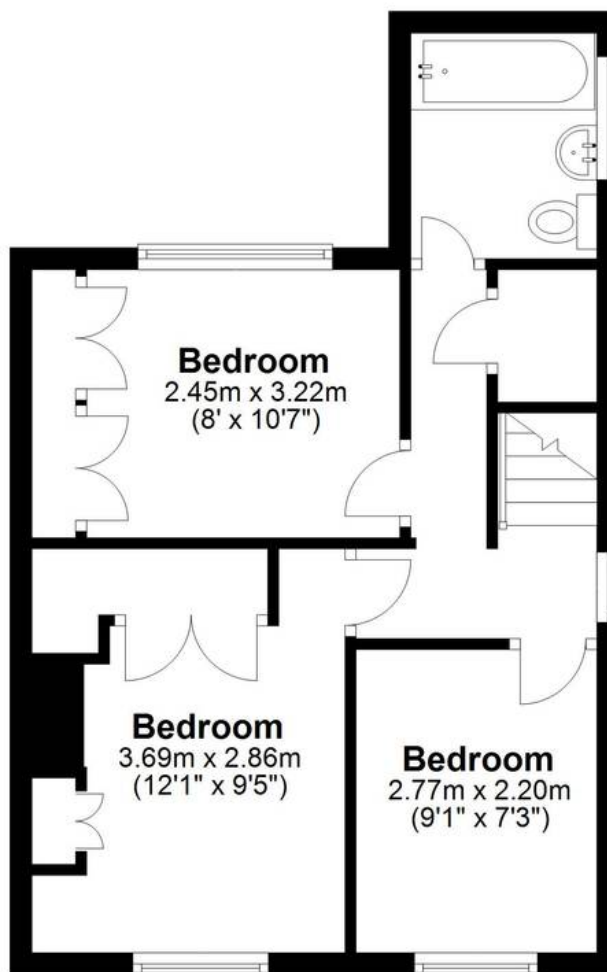
## Ground Floor

Approx. 35.7 sq. metres (384.8 sq. feet)



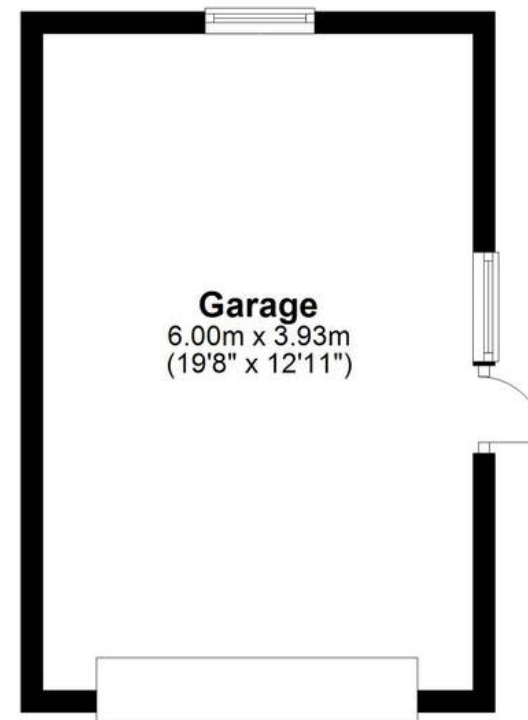
## First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



## Outbuilding

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 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 Lobby

With glazed door to:

### Lounge

12' 1" x 16' 11" (3.69m x 5.16m)

Dual aspect with double glazed window to front and side aspect, two radiators, feature fireplace, under stairs storage cupboard, door to:

### Kitchen

8' 4" x 13' 6" (2.54m x 4.12m)

With double glazed window to rear aspect and door to stairs to first floor landing. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring, radiator, glazed door to:

### Rear Lobby

With door giving access to outside, built in storage cupboard and door to:

### Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising wc, wash hand basin, tiled splash back areas, radiator.

### First Floor Landing

With double glazed window to side aspect, radiator, loft access, built in storage cupboard, doors to:

### Bedroom One

12' 1" x 9' 5" (3.69m x 2.86m)

With double glazed window to front aspect, fitted wardrobe cupboards and drawer units, radiator.

### Bedroom Two

8' 0" x 10' 7" (2.45m x 3.22m)

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







### **Bedroom Three**

9' 1" x 7' 3" (2.77m x 2.20m)

With double glazed window to front aspect, radiator.

### **Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas, radiator.

### **Front Garden**

The extremely generous front garden is predominantly laid to lawn with access to the rear garden.

### **Rear Garden**

The landscaped rear garden has various paved seating areas, lawn area and borders laid with slate, greenhouse and access to the parking at the rear.

### **DOUBLE GARAGE**

2 Parking Spaces

A block paved driveway provides off street parking and access to the large detached garage with up and over door to front aspect, personnel door to the rear garden and windows to rear and side aspect, there is also power connected.







## Elliot Heath Estate Agents

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