



Elliot Heath
ESTATE AGENTS

26 Lower Clabdens, Ware
Guide Price **£490,000**

26 Lower Clabdens

Ware, Ware

Extended 5 bed home with potential for modernisation. Large lounge, conservatory, garage, driveway, private rear garden, near Ware town centre and railway station. Contact Elliot Heath to view.

Council Tax band: D

Tenure: Freehold

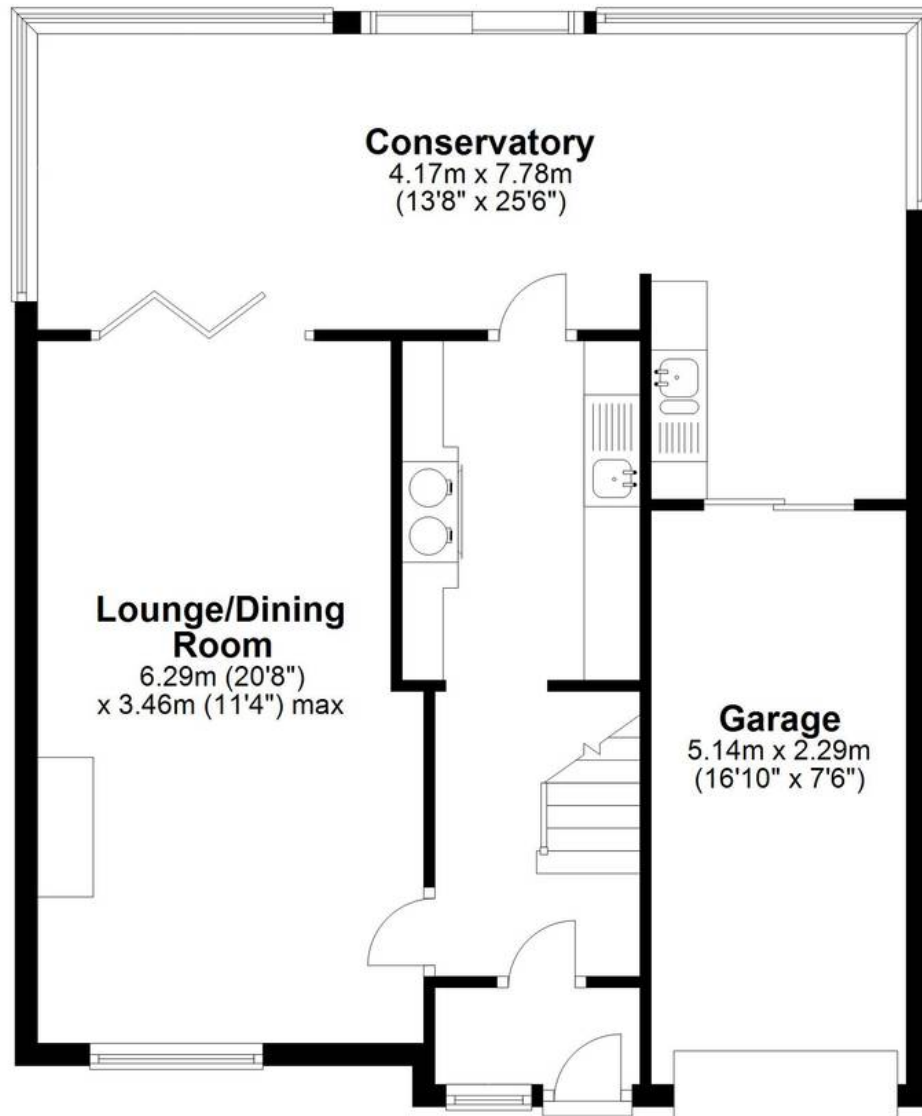
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



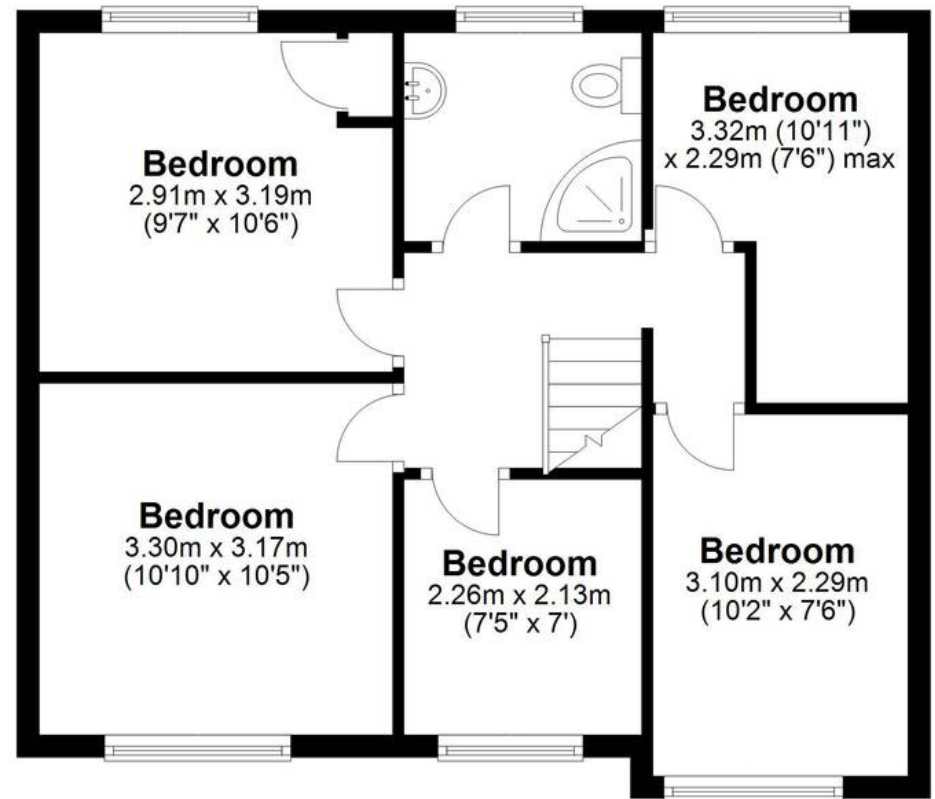
Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



Total area: approx. 121.5 sq. metres (1308.2 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

Entrance Lobby

With double glazed window to front aspect and door to:

Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, open to kitchen and door to:

Lounge/Dining Room

20' 8" x 11' 4" (6.29m x 3.46m)

With double glazed window to front aspect, feature fireplace, glazed bi fold doors to:

Conservatory

13' 8" x 25' 6" (4.17m x 7.78m)

Of double glazed and brick construction with sliding patio doors to the rear garden. Utility area fitted with a range of wall and base storage units with appliance space and sliding doors to the integral garage, door to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink drainer unit, Aga supplying heating, appliance space, tiled splash back areas, tile effect flooring.

First Floor Landing

With doors to:

Bedroom One

10' 10" x 10' 5" (3.30m x 3.17m)

With double glazed window to front aspect.

Bedroom Two

9' 7" x 10' 6" (2.91m x 3.19m)

With double glazed window, built in storage cupboard.



Bedroom Three

10' 11" x 7' 6" (3.32m x 2.29m)

With double glazed window to rear aspect, cupboard housing hot water tank.

Bedroom Four

10' 2" x 7' 6" (3.10m x 2.29m)

With double glazed window to front aspect.

Bedroom Five

7' 5" x 7' 0" (2.26m x 2.13m)

With double glazed window to front aspect.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas.





FRONT GARDEN

Front garden with mature planting.

REAR GARDEN

Landscaped rear garden with large patio seating area with steps up to the lawn bordered by shrub beds, ornamental ponds, hard standing for garden shed and gated access to the rear.

DRIVEWAY

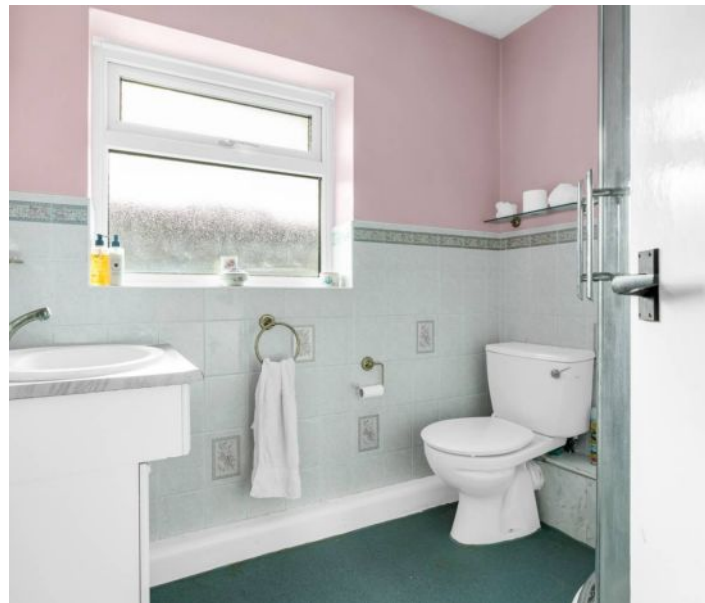
2 Parking Spaces

Driveway providing off street parking and access to:

GARAGE

Single Garage

Integral garage measuring approximately 5.14 x 2.29 (16'10 x 7'6) with electric roller door to front aspect, and sliding doors to the conservatory/utility area.







Elliot Heath Estate Agents

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