



Elliot Heath
ESTATE AGENTS

65 Lady Margaret Gardens, Ware
Guide Price £637,000

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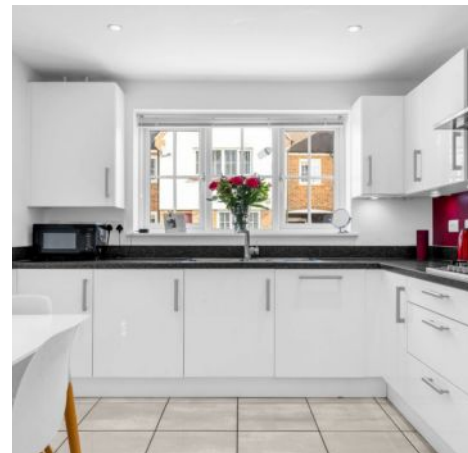
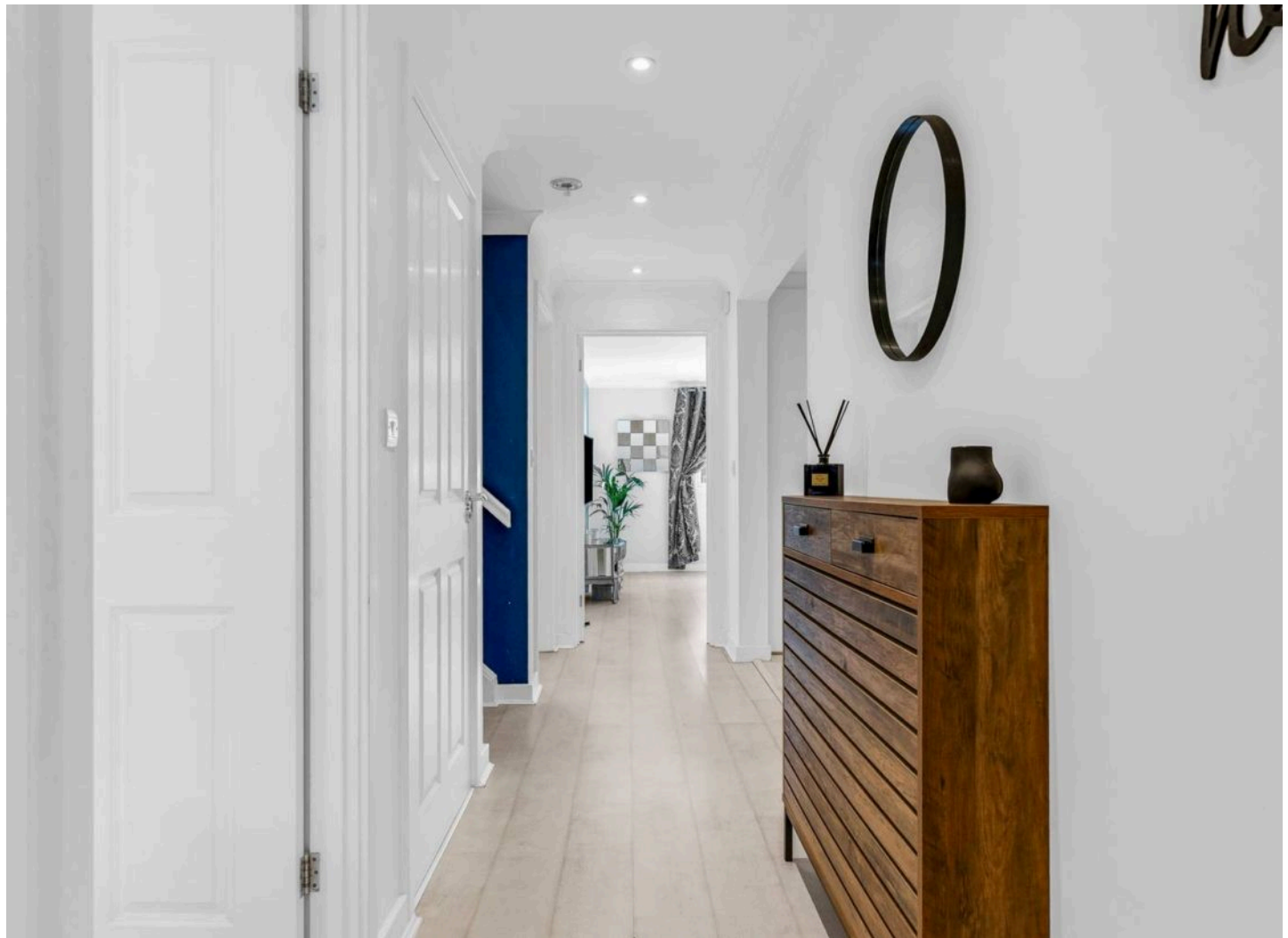
Ware, Ware

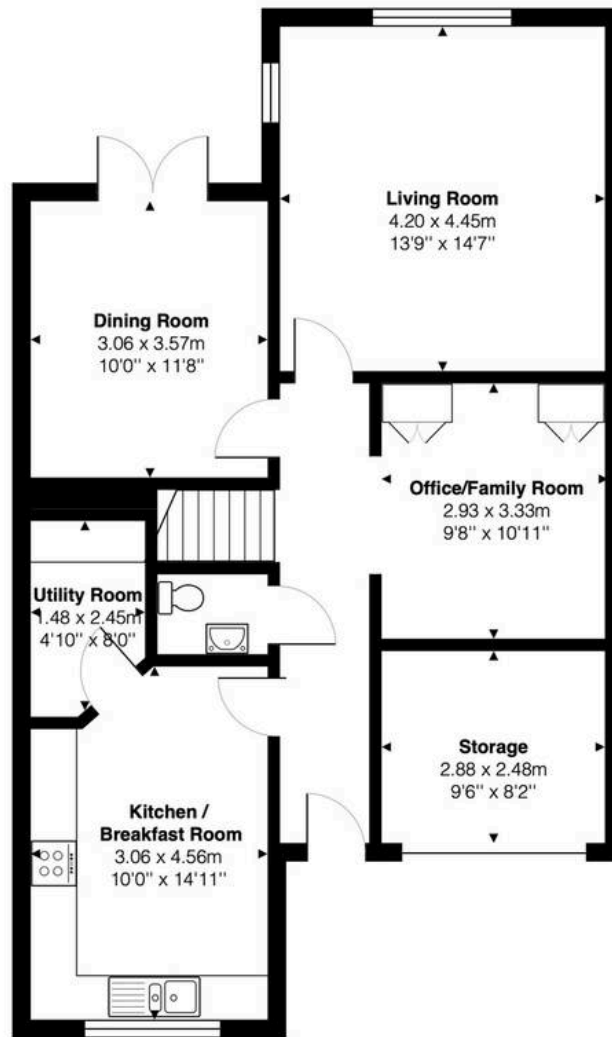
Modern family home in popular development on outskirts of Ware. Spacious living areas, 4 double bedrooms, en suite, landscaped garden, and driveway. Close to amenities and train station. Council Tax band: E

Tenure: Freehold

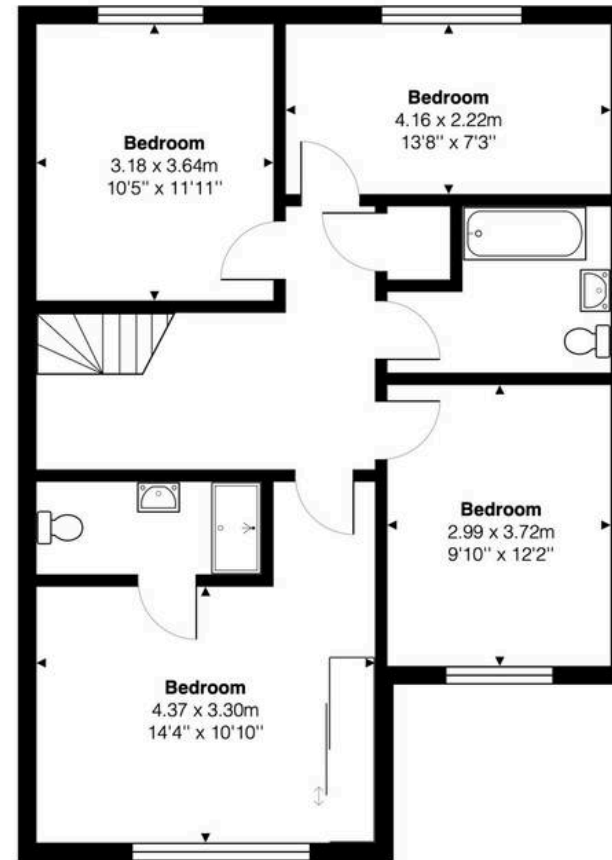
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Ground Floor
Area: 77.9 m² ... 838 ft²



First Floor
Area: 71.4 m² ... 769 ft²

Total Area: 149.3 m² ... 1607 ft²

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 Hall

With wood effect flooring, radiator, stairs rising to first floor landing, doors to:

Kitchen/Breakfast Room

10' 0" x 14' 11" (3.06m x 4.56m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surface over incorporating a sink and drainer unit, fully integrated, cupboard housing wall mounted boiler, radiator, tiled flooring, door to:

Utility Room

4' 10" x 8' 0" (1.48m x 2.45m)

Fitted with a wall storage unit, work surface with appliance space below, tiled flooring.

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, tiled flooring.

Office/Family Room

9' 7" x 10' 11" (2.93m x 3.33m)

With wood effect flooring, fitted storage units to one wall with TV unit.

Living Room

13' 9" x 14' 7" (4.20m x 4.45m)

Dual aspect with two double glazed windows over looking the garden, wood effect flooring, radiator.

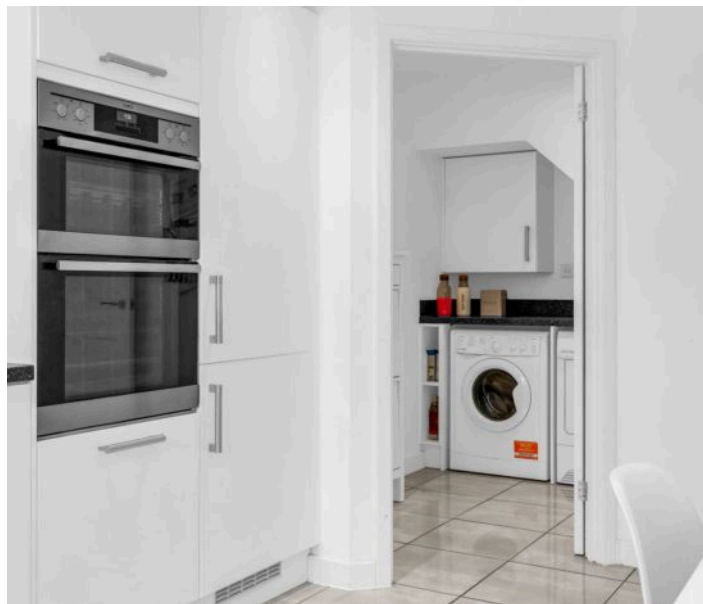
Dining Room

10' 0" x 11' 9" (3.06m x 3.57m)

With double glazed double doors opening onto the rear garden, wood effect flooring, radiator.

First Floor Landing

With built in storage cupboard, radiator, doors to:



Bedroom One

14' 4" x 10' 10" (4.37m x 3.30m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards with mirrored sliding doors, door to:

En Suite Shower Room

Fitted with a suite comprising fully tiled walk in shower room, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

10' 5" x 11' 11" (3.18m x 3.64m)

With double glazed window to rear aspect, radiator.

Bedroom Three

9' 10" x 12' 2" (2.99m x 3.72m)

With double glazed window to front aspect, radiator.

Bedroom Four

13' 8" x 7' 3" (4.16m x 2.22m)

With double glazed window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.

Storage

9' 5" x 8' 2" (2.88m x 2.48m)

Formerly the garage now being used as a useful storage space.





REAR GARDEN

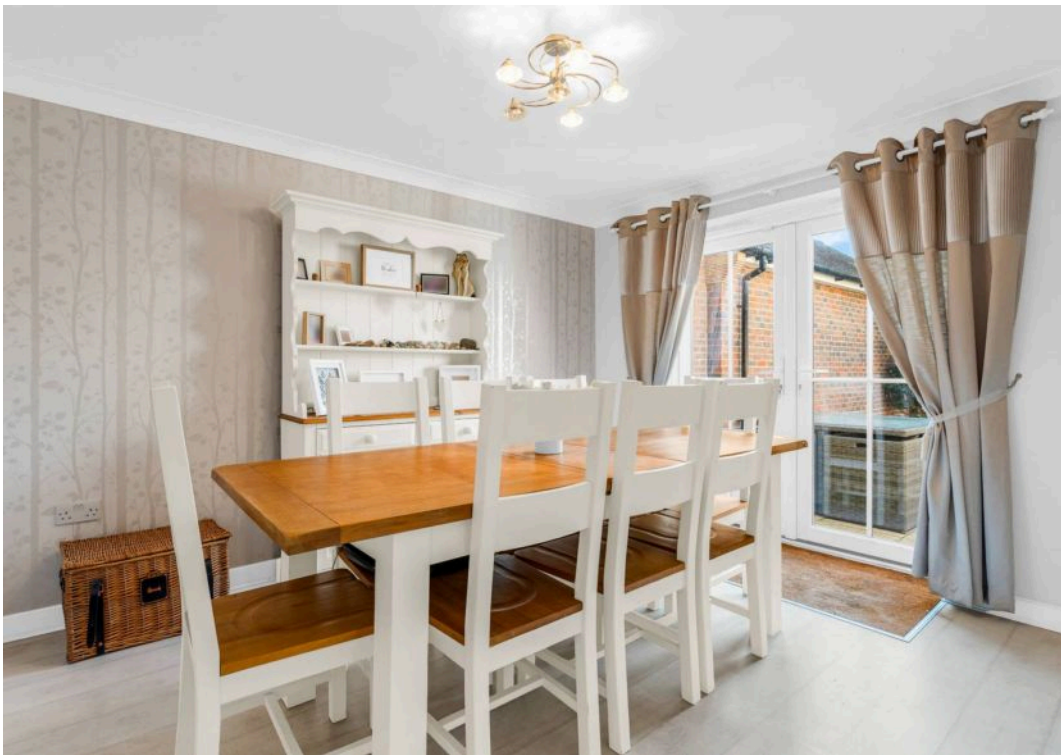
Private landscaped rear garden with patio seating areas, artificial lawn, pergola and attractively planted beds.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking.













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