



**Elliot Heath**  
ESTATE AGENTS

**Chadwell Lodge, 45 Amwell End, Ware**

Guide Price **£1,150,000**



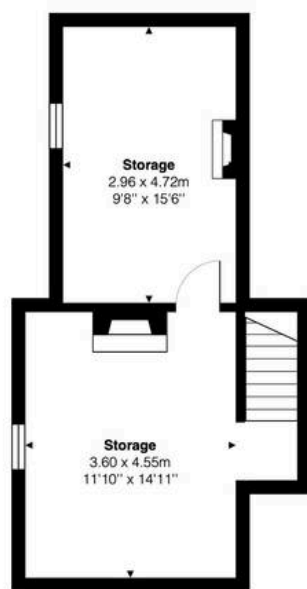
# Chadwell Lodge, 45 Amwell End

Ware

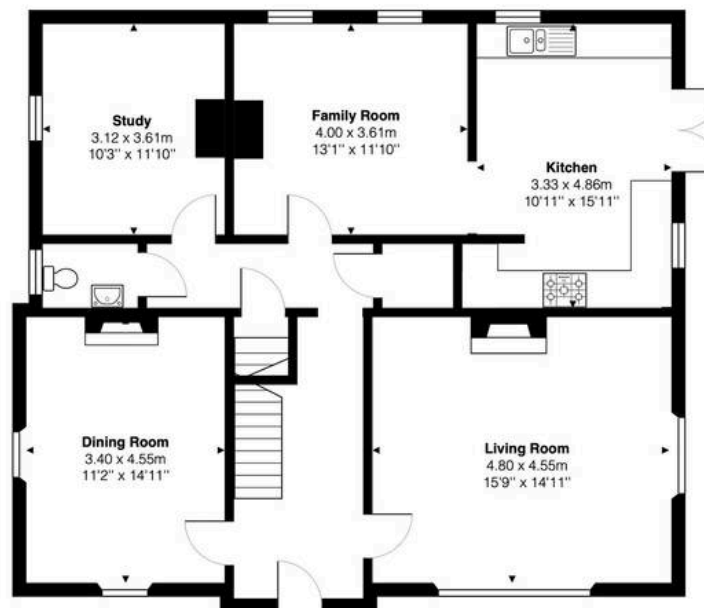
Unique 4 bedroom Grade II Listed Mid-19th century stone-built landmark property in Ware town centre. Original features blend with modern fittings in spacious accommodation. Walled garden, driveway. Council Tax band: G

Tenure: Freehold





**Basement**  
Area: 33.9 m<sup>2</sup> ... 364 ft<sup>2</sup>



**Ground Floor**  
Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup>



**First Floor**  
Area: 104.8 m<sup>2</sup> ... 1129 ft<sup>2</sup>

Total Area: 243.6 m<sup>2</sup> ... 2622 ft<sup>2</sup>

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 attractive tiled flooring, ornate coving to ceiling, stairs rising to first floor landing, radiator, doors to:

### Living Room

15' 9" x 14' 11" (4.80m x 4.55m)

Dual aspect with windows to front and side aspect with original fitted shutters, feature fireplace with inset stove, ornate coving to ceiling, picture rail, radiator.

### Dining Room

11' 2" x 14' 11" (3.40m x 4.55m)

Dual aspect with windows to front and side aspect, stripped wood flooring, feature fireplace, ornate coving, picture rail, radiator.

### Rear Hall

With stripped wood flooring, built in storage cupboard, radiator, doors to:

### Basement

Comprising two large storage rooms.

### Storage

11' 10" x 14' 11" (3.60m x 4.55m)

With window to side aspect and doors to:

### Storage

9' 9" x 15' 6" (2.96m x 4.72m)

With window to side aspect.

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled flooring, radiator.

### Study

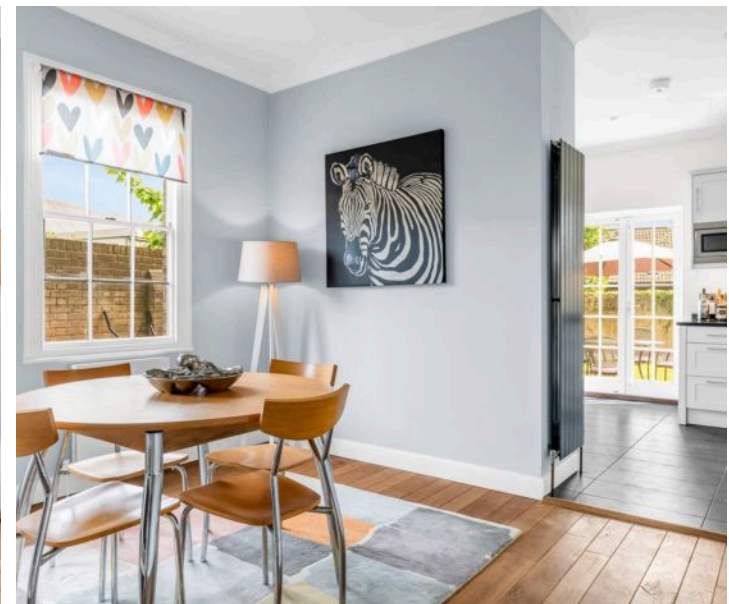
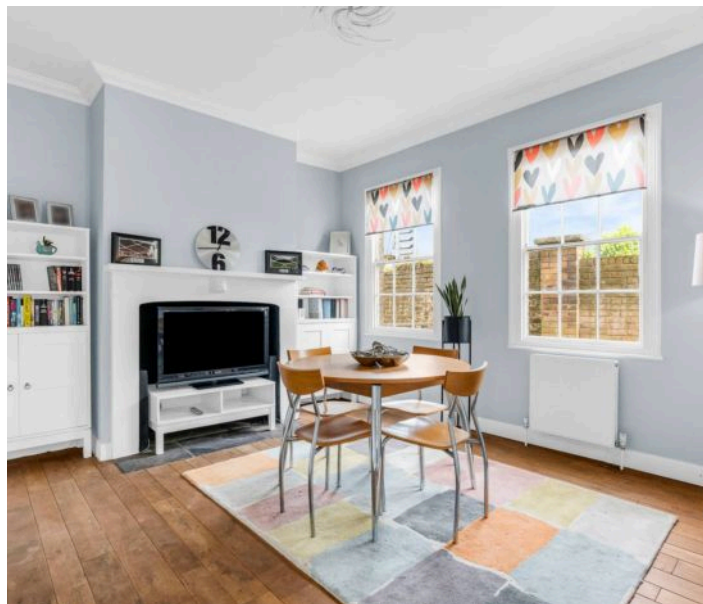
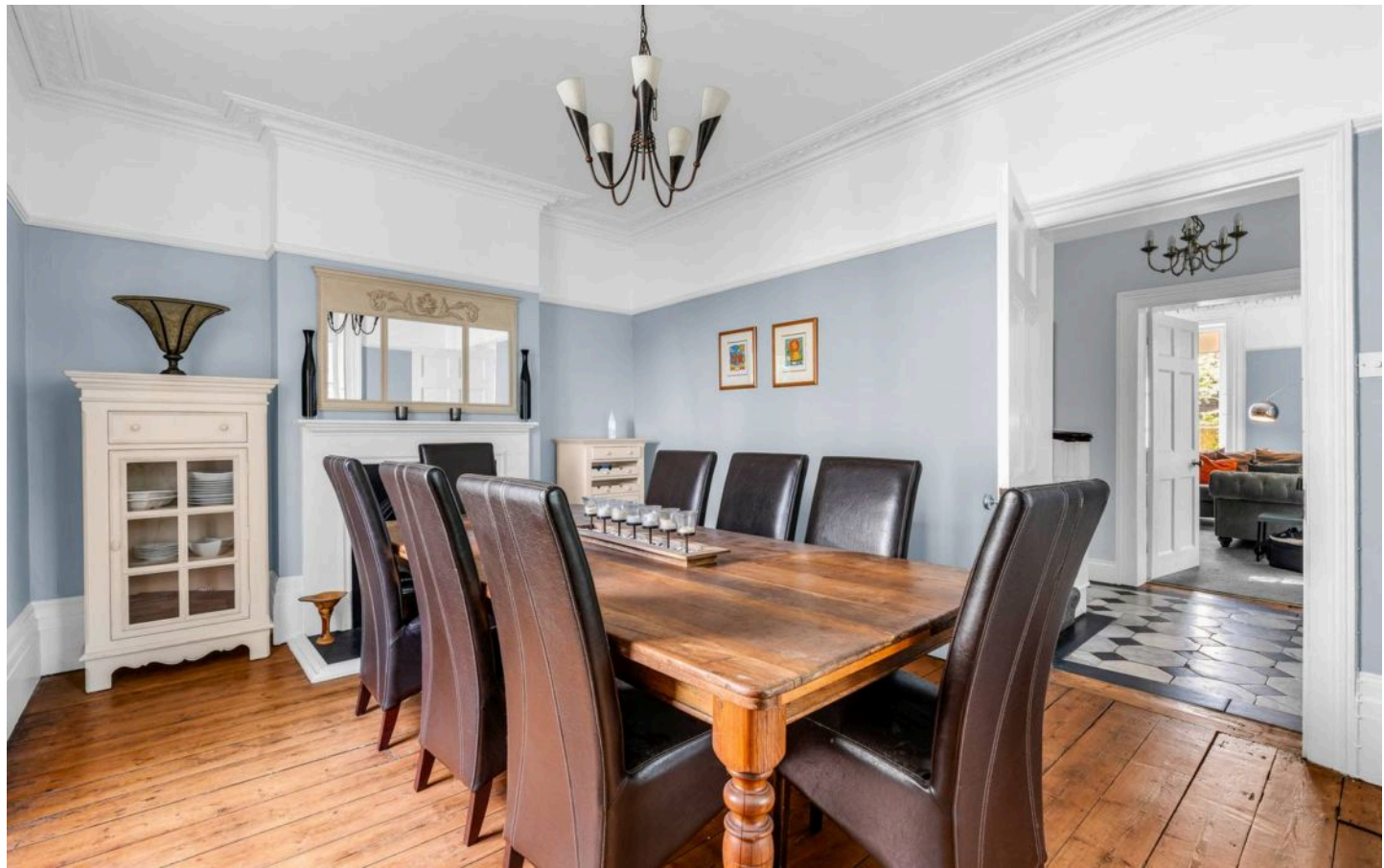
10' 3" x 11' 10" (3.12m x 3.61m)

With window to side aspect, stripped wood flooring, radiator.

### Family Room

13' 1" x 11' 10" (4.00m x 3.61m)

With two windows to rear aspect, stripped wood flooring, radiator, feature fireplace, open to:





**Kitchen**

10' 11" x 15' 11" (3.33m x 4.86m)

Dual aspect with window to rear aspect and window and double doors to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for American style fridge/freezer, space for range style cooker, integrated appliances, tiled flooring, coving to ceiling, radiator.

**First Floor Landing**

With radiator, coving to ceiling, doors to:

**Bedroom One**

16' 2" x 14' 11" (4.93m x 4.55m)

With arch windows to front aspect, feature fireplace, radiator, stripped wood flooring, coving to ceiling, picture rail, door to en suite and open to:

**Walk-In-Wardrobe**

6' 11" x 7' 2" (2.10m x 2.18m)

With window to front aspect, tiled flooring, fitted shelving and hanging space.

**En Suite Shower Room**

With window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, low flush wc, pedestal wash hand basin, fully tiled chrome heated towel rail.

**Bedroom Two**

12' 2" x 14' 11" (3.70m x 4.55m)

Dual aspect with arched windows to front and side aspect, radiator, feature fireplace, wood flooring, coving to ceiling.

**Bedroom Three**

11' 11" x 11' 9" (3.63m x 3.58m)

With window to rear aspect, radiator, built in storage cupboard, feature fireplace, coving to ceiling.

**Bedroom Four**

11' 3" x 11' 10" (3.42m x 3.61m)

With window to side aspect, radiator, coving to ceiling, door to:





**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, wall hung wash hand basin, low flush wc, panelling to half height, tiled flooring, chrome heated towel rail.

**Bathroom**

With window to rear aspect with obscure glass. Fitted with a suite comprising freestanding claw and ball roll top bath, separate shower cubicle, pedestal wash hand basin, low flush wc, panelling to half height, tiled flooring, feature fireplace, shelving to alcove, radiator.





### **FRONT GARDEN**

Attractively planted with mature shrubs and access to the rear garden.

### **REAR GARDEN**

The walled rear garden is predominantly laid to lawn with a patio seating areas, further shingle seating area and heavily stocked borders.

### **DRIVEWAY**

3 Parking Spaces

Gated access to the gravel driveway to the side of the property providing off street parking for several vehicles.























## Elliot Heath Estate Agents

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