



Elliot Heath
ESTATE AGENTS

62 Lady Margaret Gardens, WARE
Guide Price **£595,000**

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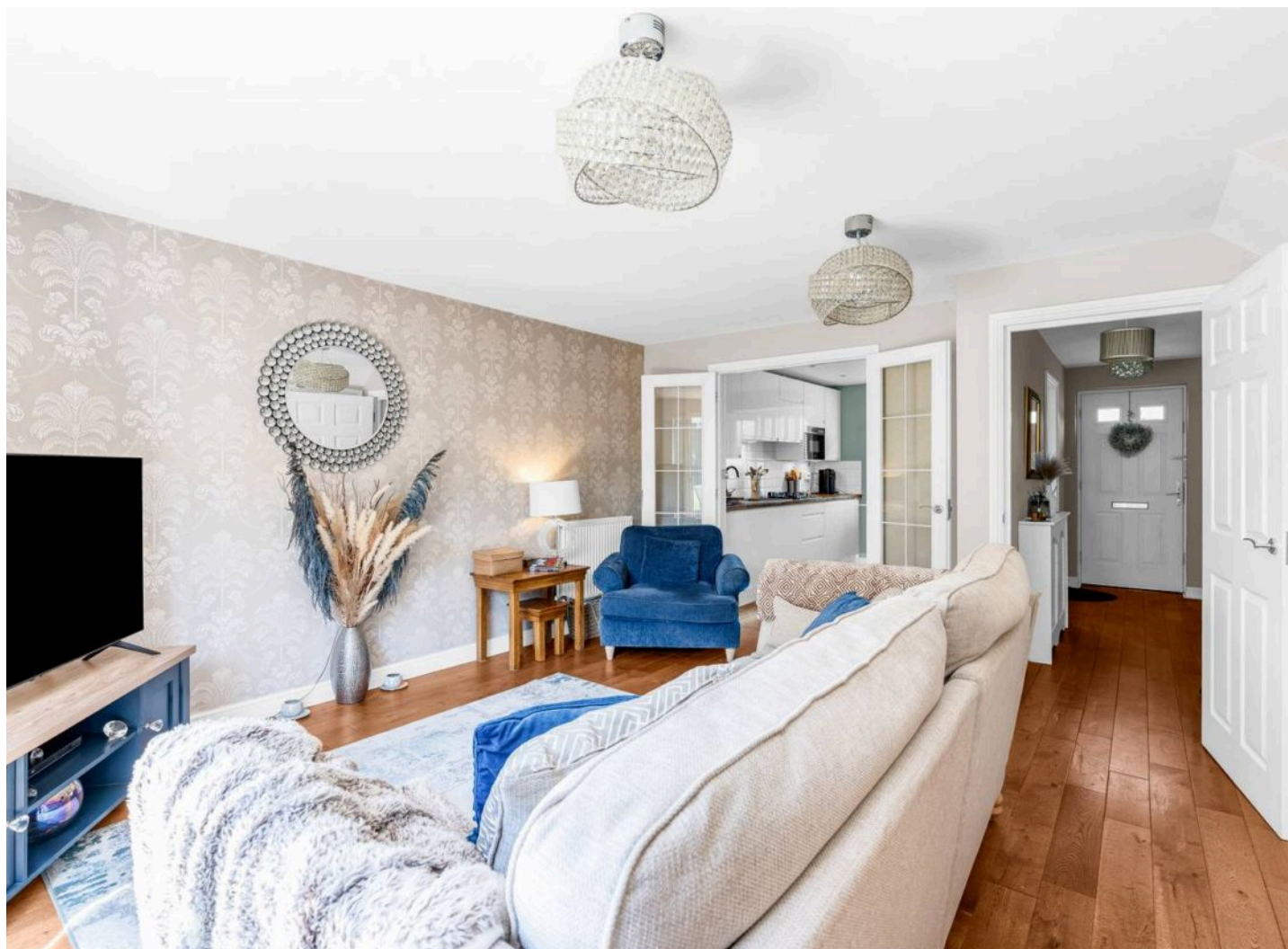
WARE, Ware

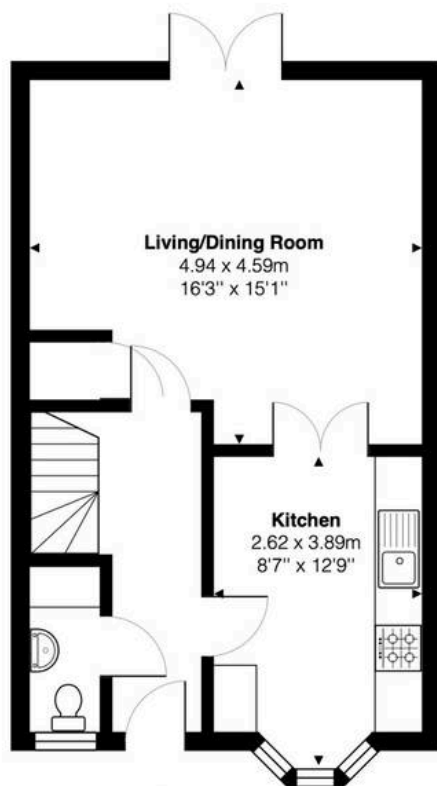
Lovely 4-bed family home over 3 floors, with beautiful kitchen, spacious living/dining room, bath and shower room, landscaped garden, garage, and parking. Close to amenities and train station.
Council Tax band: E

Tenure: Freehold

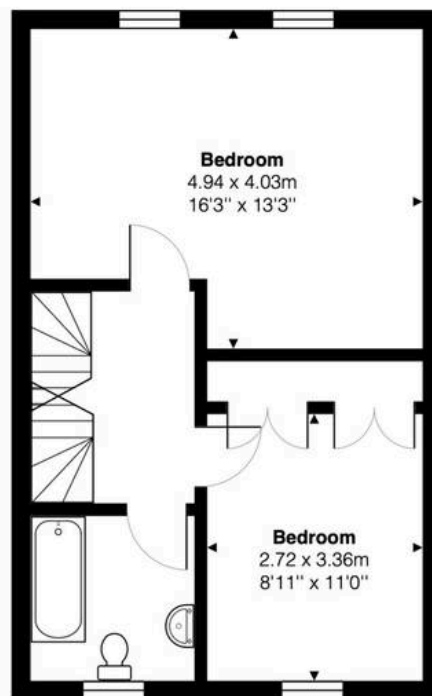
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

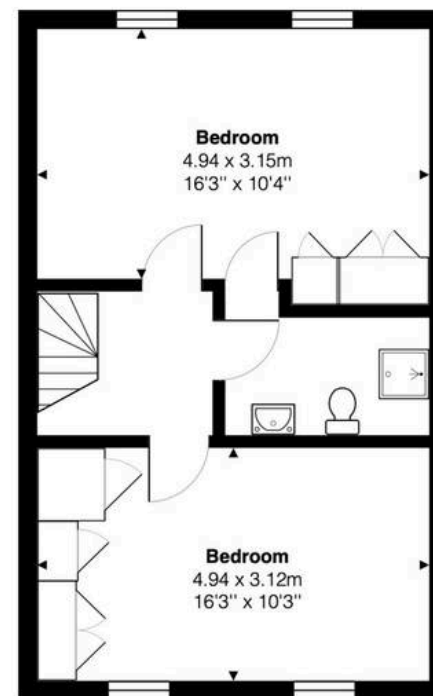




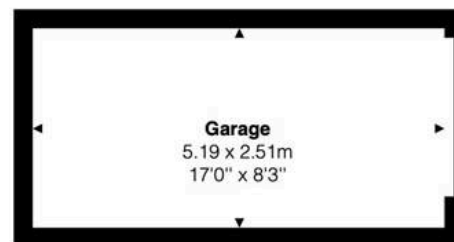
Ground Floor
Area: 41.0 m² ... 442 ft²



First Floor
Area: 40.6 m² ... 437 ft²



Second Floor
Area: 40.6 m² ... 437 ft²



Outbuilding
Area: 13.1 m² ... 140 ft²

Total Area: 135.3 m² ... 1457 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 stairs rising to first floor landing, wood flooring, radiator, doors to:

Downstairs WC/Utility

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, space and plumbing for washing machine, wood flooring, radiator.

Kitchen

8' 7" x 12' 9" (2.62m x 3.89m)

With double glazed bay window to front aspect with fitted shutters. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge freezer, tiled splash back areas, wood flooring, radiator. double doors to:

Living/Dining Room

16' 2" x 15' 1" (4.94m x 4.59m)

With double glazed double doors opening onto the rear garden, two radiators, wood flooring, built in storage cupboard.

First Floor Landing

With stairs to second floor landing and doors to:

Bedroom One

16' 2" x 13' 3" (4.94m x 4.03m)

With two double glazed windows to rear aspect, radiator.

Bedroom Four

8' 11" x 11' 0" (2.72m x 3.36m)

With double glazed window to front aspect over looking the central green. radiator, built in wardrobe cupboards.



Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, radiator, tiled splash back areas, wood effect flooring.

Second Floor Landing

With doors to:

Bedroom Two

16' 2" x 10' 4" (4.94m x 3.15m)

With two double glazed windows to rear aspect, radiator, fitted wardrobe cupboards and built in storage cupboard, door to:

Shower Room

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

Bedroom Three

16' 3" x 10' 3" (4.95m x 3.12m)

With two double glazed windows to front aspect, radiator, fitted wardrobe cupboards.





REAR GARDEN

Attractively landscaped garden with patio seating area and raised beds with the remainder laid to lawn and gated access to the garage and parking to the rear.

ALLOCATED PARKING

1 Parking Space

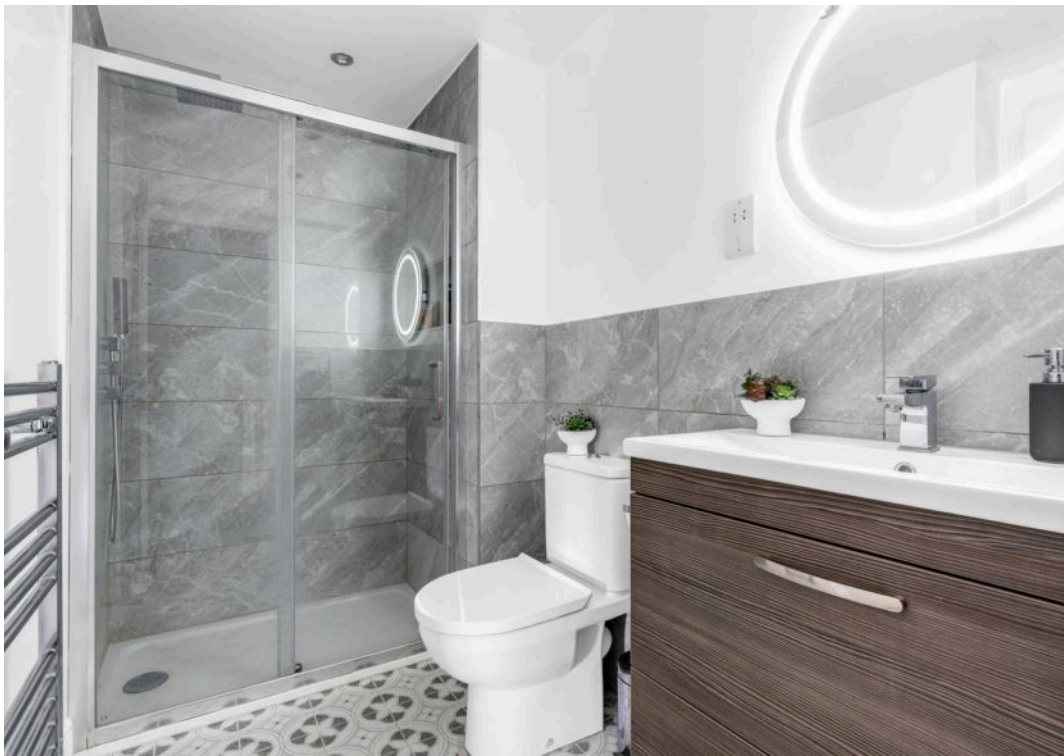
Allocated parking space to the rear of the property in front of the garage.

GARAGE

Single Garage

Garage located to the rear of the property measuring approximately 5.19 x 2.51 (17'0 x 8'3) with up and over door.







Elliot Heath Estate Agents

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