



**Elliot Heath**  
ESTATE AGENTS

**40 Trinity Road, Ware**  
Offers Over **£700,000**



# 40 Trinity Road

Ware, Ware

Charming 4-bed Victorian home in Ware stunning kitchen with bi fold doors, bay fronted living room, en suite main bedroom, private garden, office/studio. Close to town centre and train station.  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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 stairs rising to first floor landing, radiator, fitted storage cupboard, wood flooring, doors to:

### Living Room

11' 2" x 13' 6" (3.40m x 4.11m)

With double glazed bay window to front aspect with fitted shutters, radiator, panelling to two walls, attractive feature fireplace, built in cupboard to alcove.

### Inner Lobby

With fitted storage cupboards, radiator, wood flooring, access to the kitchen/dining room and door to:

### Downstairs Shower Room

Fitted with a suite comprising large walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood flooring, radiator.

### Kitchen/Dining Room

11' 2" x 23' 3" (3.40m x 7.09m)

With bi fold doors opening onto the rear garden, window to side aspect and four skylight windows. Fitted with a range of wall and base storage units with work surfaces over, built in double oven, hob with extractor over, space for dishwasher, breakfast bar, tiled splash back areas, wood flooring, two vertical radiators, open to:

### Utility

With appliance space, wood flooring.

### First Floor Landing

With window to side aspect, stairs rising to second floor landing, doors to:

### Bedroom One

11' 2" x 12' 0" (3.40m x 3.65m)

With double glazed window to rear aspect with fitted shutters, radiator, panelling to one wall, door to:





**En Suite Bathroom**

With double glazed window to rear aspect with fitted shutters. Fitted with a suite comprising panel enclosed bath, separate walk in shower, low flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, radiator, built in storage cupboard.

**Bedroom Two**

11' 2" x 12' 0" (3.40m x 3.66m)

With double glazed window to front aspect with fitted shutters, radiator, feature fireplace.

**Second Floor Landing**

With double glazed window to side aspect, doors to:

**Bedroom Three**

9' 11" x 11' 6" (3.02m x 3.50m)

With double glazed window to side aspect, radiator.

**Bedroom Four**

10' 1" x 8' 2" (3.07m x 2.48m)

With double glazed window to side aspect, radiator.

**Shower Room**

Fitted with a suite comprising shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood effect flooring, heated towel rail.

**Office/Studio**

10' 0" x 14' 7" (3.04m x 4.44m)

Located at the rear of the garden with windows to front and side aspect, power and light connected.







## FRONT GARDEN

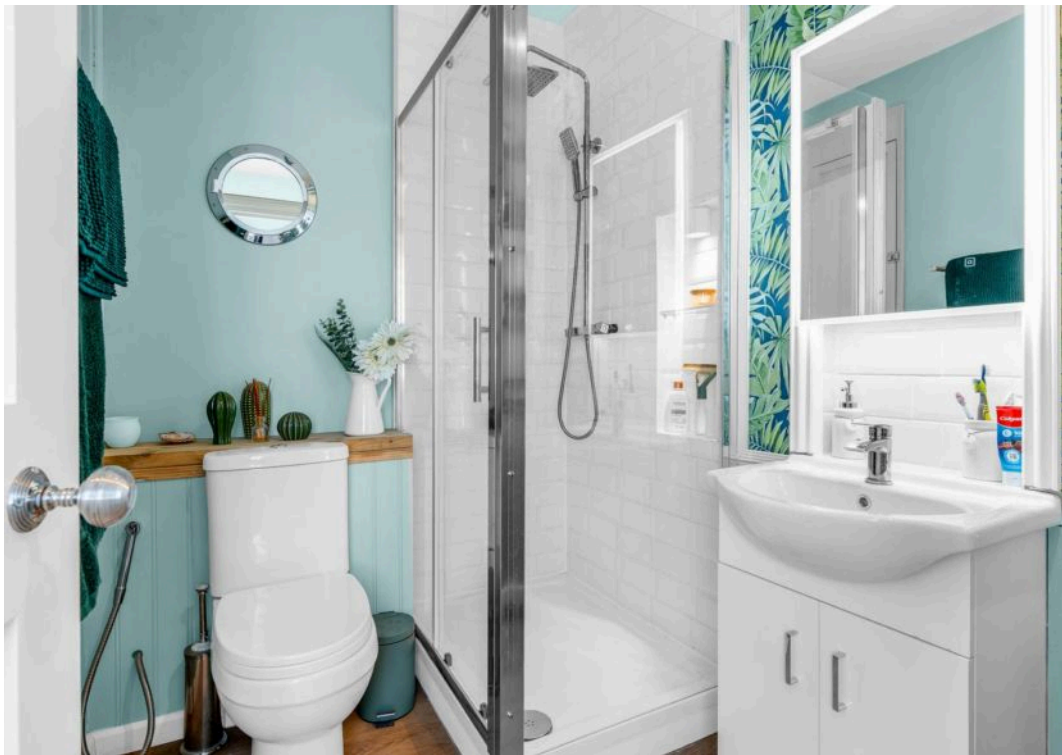
Front garden with mature hedge and side access to the rear garden.

## REAR GARDEN

The deceptively spacious rear garden is heavily stocked with mature planting, there is a patio seating area to the immediate rear of the property which in turn leads to the artificial lawn and shingle pathway leading to the hidden office/studio at the rear.











## Elliot Heath Estate Agents

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