



**Elliot Heath**  
ESTATE AGENTS

**62 Cozens Road, WARE**

Guide Price **£375,000**



# 62 Cozens Road

WARE, Ware

Spacious ground floor maisonette with private 70ft garden, driveway, living room, kitchen, two double bedrooms, and bathroom. Close to local park, station, and high street.

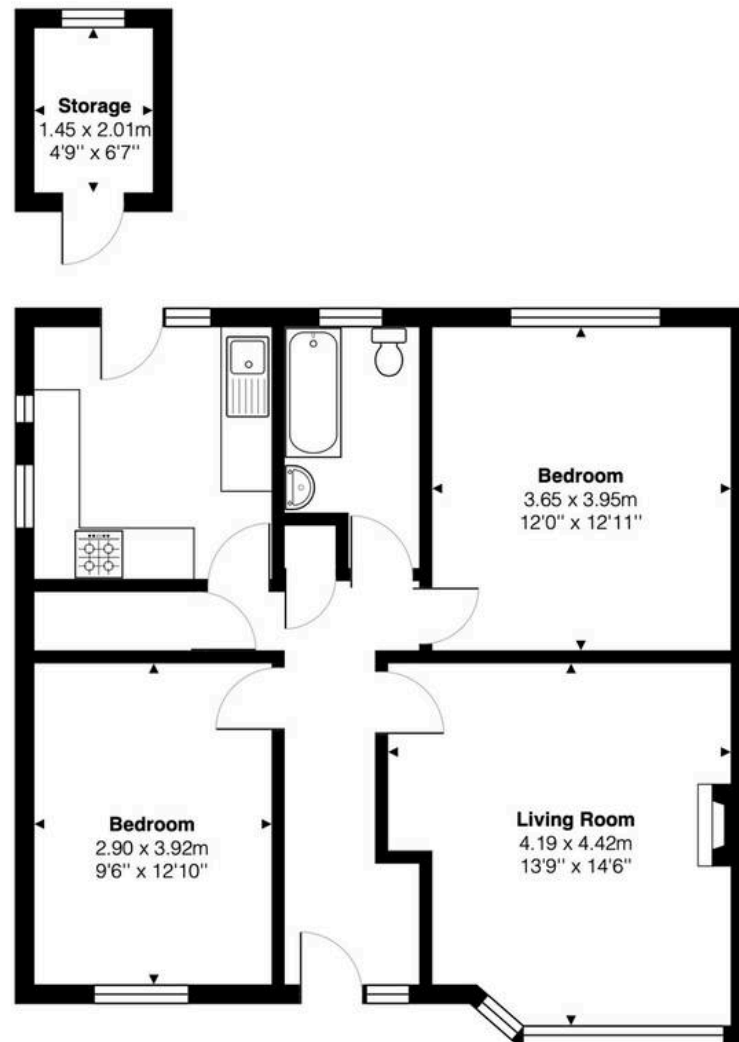
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**

Total Area: 72.7 m<sup>2</sup> ... 782 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 double glazed window to front aspect with obscure glass, radiator, two built in storage cupboards, doors to:

### Living Room

13' 9" x 14' 6" (4.19m x 4.42m)

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

### Kitchen

Dual aspect with windows to side aspect and window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splash back areas, wood effect flooring, radiator.

### Bedroom One

12' 0" x 13' 0" (3.65m x 3.95m)

With double glazed window to rear aspect, radiator.

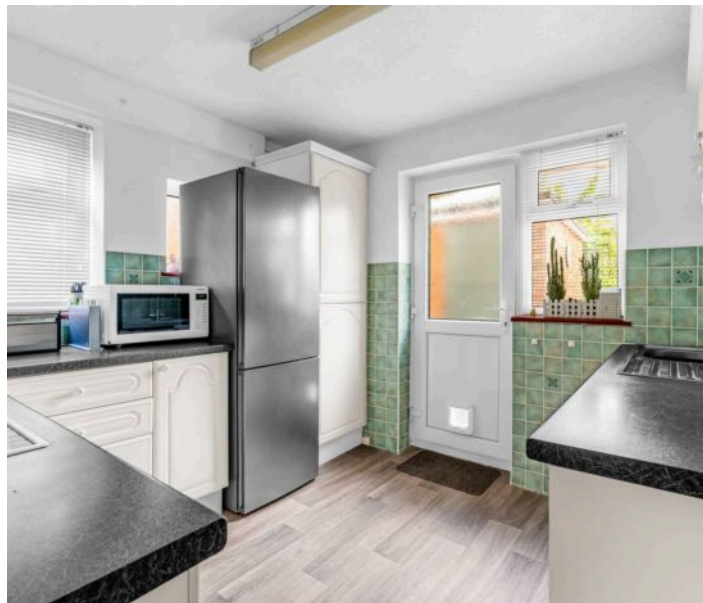
### Bedroom Two

9' 6" x 12' 10" (2.90m x 3.92m)

With double glazed window to front aspect, radiator.

### Bathroom

With window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, fully tiled walls, wood effect flooring, radiator.







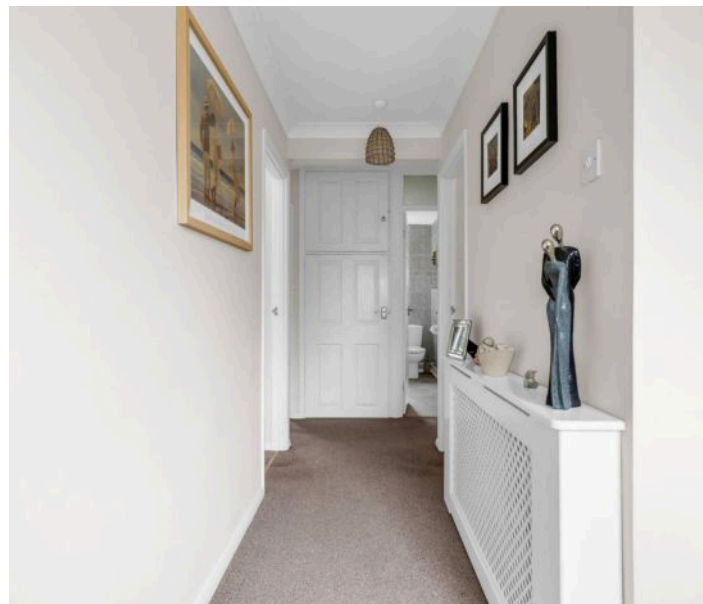
## REAR GARDEN

The property benefits from the unusual benefit of a generous beautifully maintained rear garden mainly laid to lawn with heavily stocked borders, patio seating area, two timber garden sheds and a brick built store/outhouse with power connected currently housing a tumble dryer. Gated side access.

## DRIVEWAY

4 Parking Spaces

Block paved driveway providing off street parking for three/four vehicles.











## Elliot Heath Estate Agents

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