



Elliot Heath
ESTATE AGENTS

3 Albany Mews, Ware
Guide Price £685,000

3 Albany Mews

Ware, Ware

Impressive riverside town house over 3 floors.
Ground floor kitchen/dining room, 1st floor reception
room with balcony, 4 bedrooms, garage, courtyard
overlooking River. Close to amenities & station.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



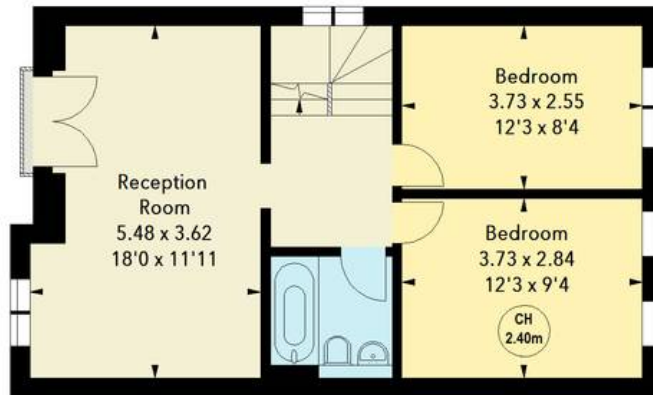
Albany Mews, SG12

Approximate Area = 152.63 sq m / 1643 sq ft

(Including Garage)

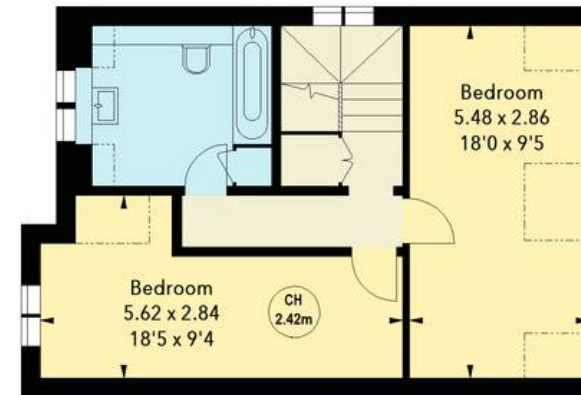
Garage

Approximate Area = 23.13 sq m / 249 sq ft



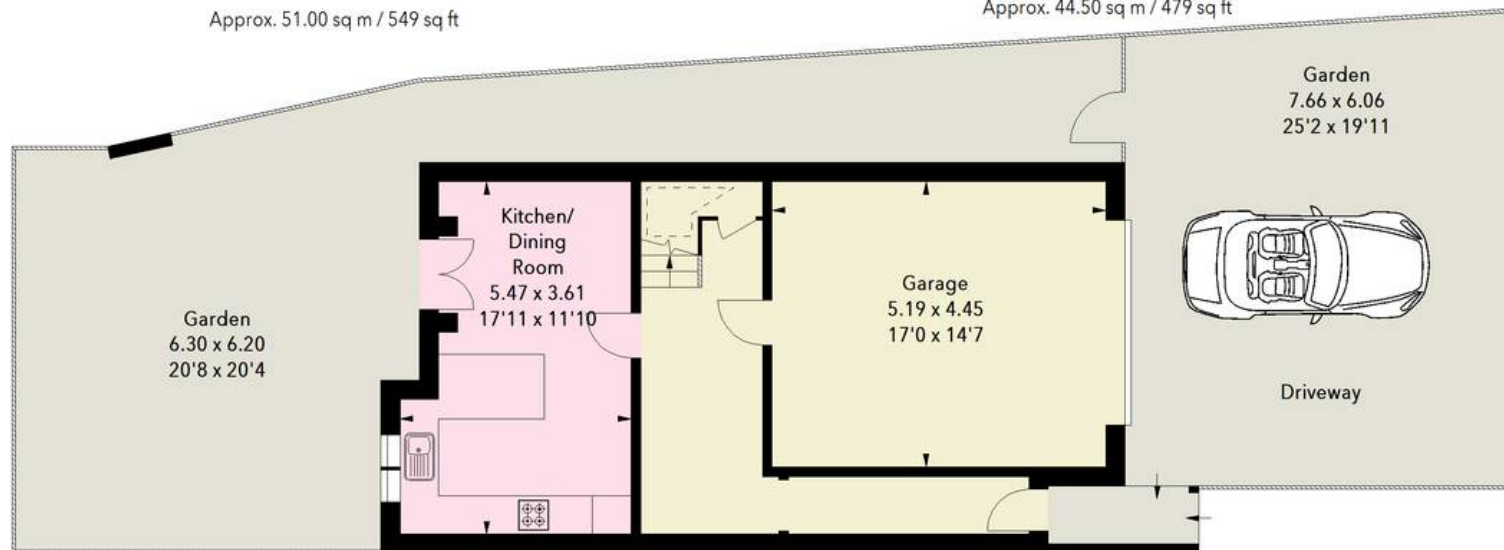
First Floor

Approx. 51.00 sq m / 549 sq ft



Second Floor

Approx. 44.50 sq m / 479 sq ft



Ground Floor

Approx. 57.13 sq m / 615 sq ft

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Entrance Hall

With wood effect flooring, radiator, stairs rising to first floor landing, door to integral garage and door to:

Kitchen/Dining Room

17' 11" x 11' 10" (5.46m x 3.60m)

With double glazed doors and windows overlooking the courtyard patio garden and river beyond. Fitted with a range of wall and bases storage units with work surfaces over incorporating a sink and drainer unit, built in microwave, integrated appliances, cupboard housing gas fired boiler, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

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

Reception Room

18' 11" x 11' 0" (5.76m x 3.35m)

With double glazed window and double glazed doors to the Juliet balcony with far reaching views along the River Lea, two radiators, coving to ceiling.

Bedroom Three

12' 3" x 9' 4" (3.73m x 2.84m)

With double glazed windows to front aspect, radiator.

Bedroom Four

12' 3" x 8' 4" (3.73m x 2.54m)

With double glazed window to front aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, pedestal wash hand basin, fully tiled, chrome heated towel rail.



Second Floor Landing

With double glazed window to side aspect, radiator, built in storage cupboard, doors to:

Bedroom One

18' 5" x 9' 4" (5.61m x 2.84m)

With double glazed window to rear aspect, radiator.

Bedroom Two

18' 0" x 9' 5" (5.48m x 2.87m)

With windows to front aspect, radiator.

Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.





REAR GARDEN

The rear patio courtyard garden is thoughtfully planted and backs directly onto the River Lea.

DRIVEWAY

2 Parking Spaces

To the front the property benefits from a driveway providing off street parking. Gated access to the rear garden.

DOUBLE GARAGE

2 Parking Spaces

Large double integral garage with light and power connected measuring 5.19 x 4.45 (17'0 x 14'7)







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk