



Elliot Heath
ESTATE AGENTS

21 Fanshawe Crescent, Ware

Guide Price **£695,000**

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Ware, Ware

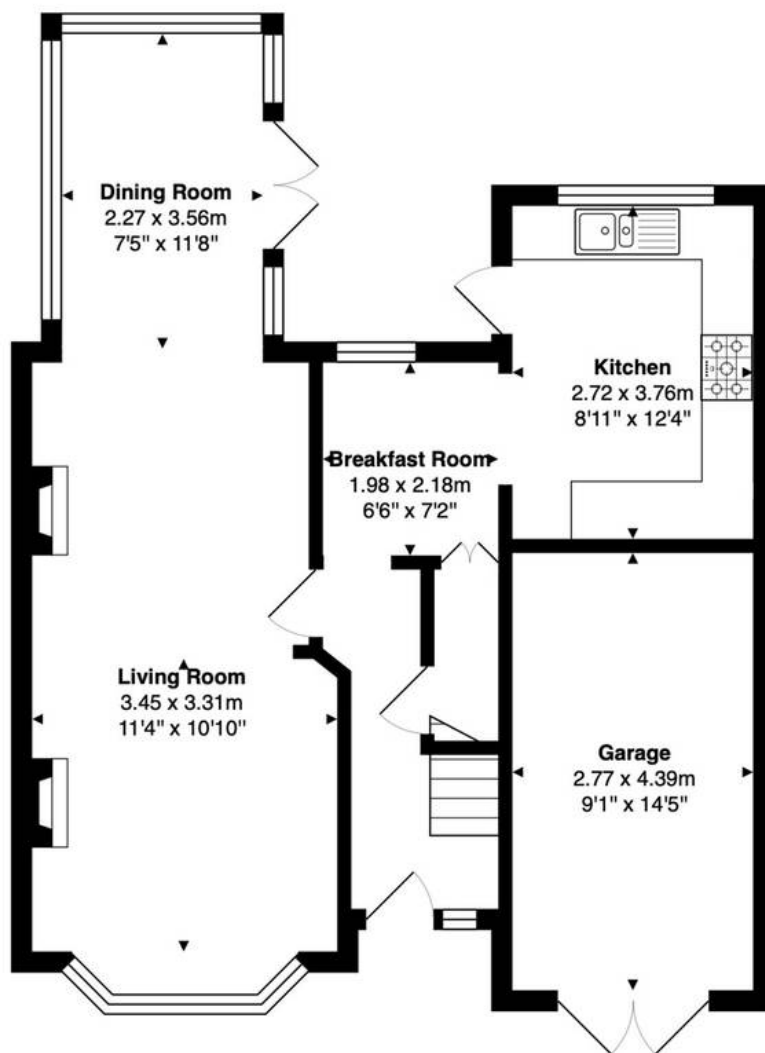
1930's semi-detached family home near Ware's High Street. Retains original features. 4 double bedrooms, landscaped garden, off-street parking & garage. Close to amenities and mainline station. Council Tax band: E

Tenure: Freehold

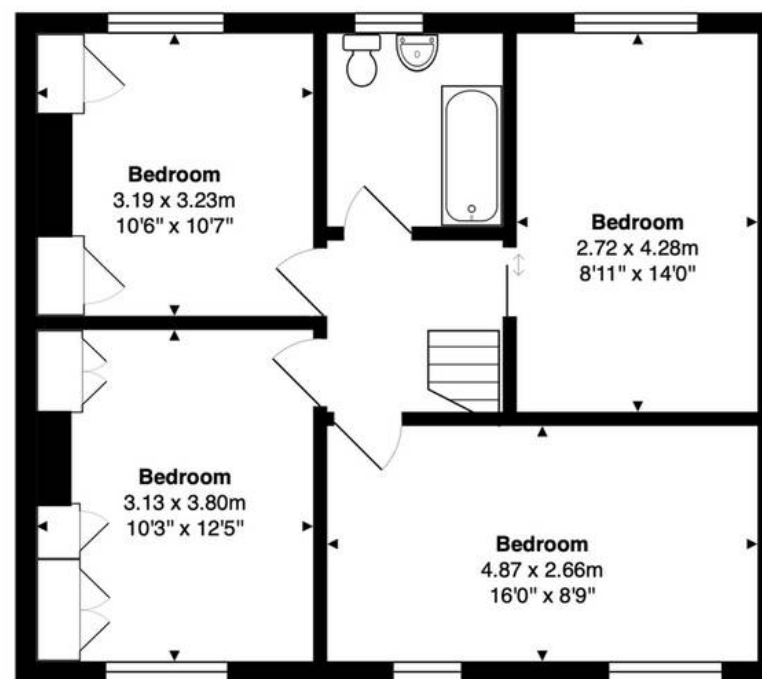
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 68.8 m² ... 740 ft²



First Floor
Area: 59.1 m² ... 636 ft²

Total Area: 127.8 m² ... 1376 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 double glazed window to front aspect, radiator, stairs rising to first floor landing, under stairs storage cupboard, access to:

Living Room

11' 4" x 10' 10" (3.45m x 3.31m)

With double glazed bay window to front aspect, two attractive redbrick fireplaces, two radiator, open to:

Dining Room

7' 5" x 11' 8" (2.27m x 3.56m)

Of brick and double glazed construction.

Breakfast Room

6' 6" x 7' 2" (1.98m x 2.18m)

With double glazed window to rear aspect, wood effect flooring, built in storage cupboard, radiator, open to:

Kitchen

8' 11" x 12' 4" (2.72m x 3.76m)

With double glazed window to rear aspect and door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring.

First Floor Landing

With doors to:

Bedroom One

16' 0" x 8' 9" (4.87m x 2.66m)

With two double glazed windows to front aspect, radiator.

Bedroom Two

10' 3" x 12' 6" (3.13m x 3.80m)

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



Bedroom Three

8' 11" x 14' 1" (2.72m x 4.28m)

With double glazed window to rear aspect, radiator.

Bedroom Four

10' 6" x 10' 7" (3.19m x 3.23m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled walls, wood effect flooring, chrome heated towel.





REAR GARDEN

Featuring a landscaped well established rear garden stocked with a variety of shrubs and plants together timber garden shed and patio seating areas.

DRIVEWAY

2 Parking Spaces

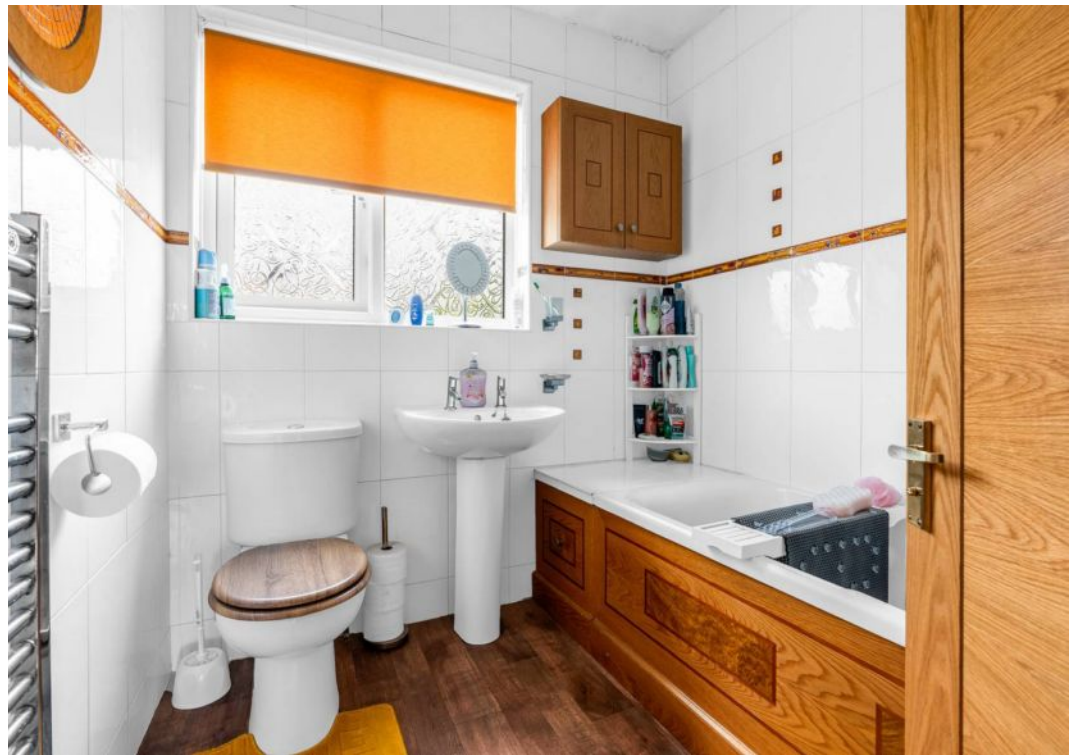
Block paved driveway providing off street parking.

GARAGE

Single Garage

Integral garage measuring approximately 2.77 x 4.39 (9'1 x 14'5) with double doors to front aspect.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk