



Elliot Heath
ESTATE AGENTS

53 Gladstone Road, WARE
Guide Price £700,000

53 Gladstone Road

WARE, Ware

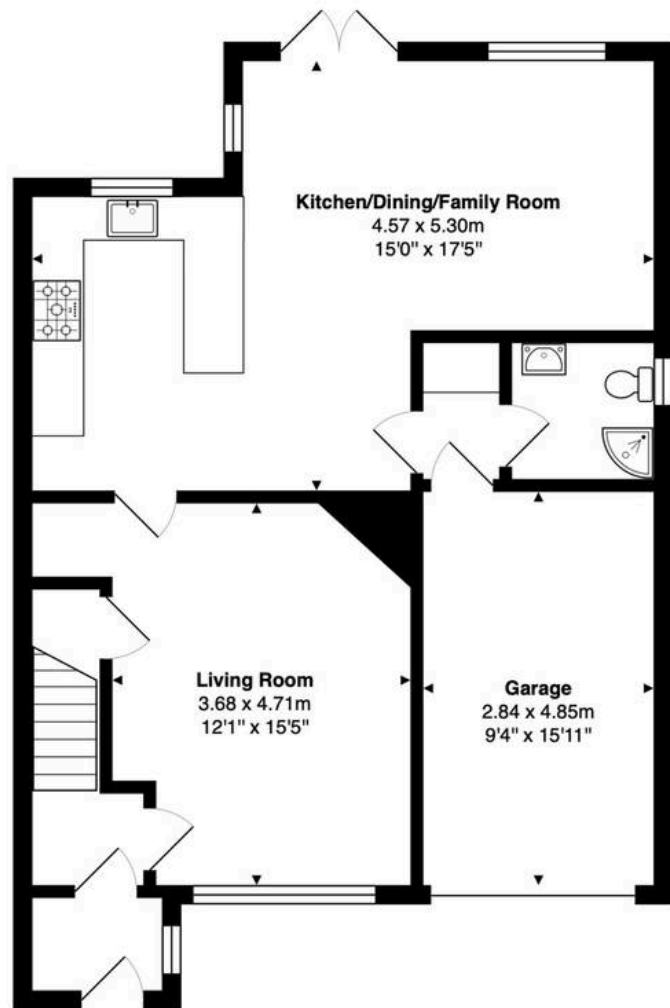
Beautifully presented 5-bed family home in Ware.
Living room, open plan kitchen/dining/family room,
utility, 4 generous bedrooms, garage, and a private
garden. Close amenities & railway station.
Council Tax band: D

Tenure: Freehold

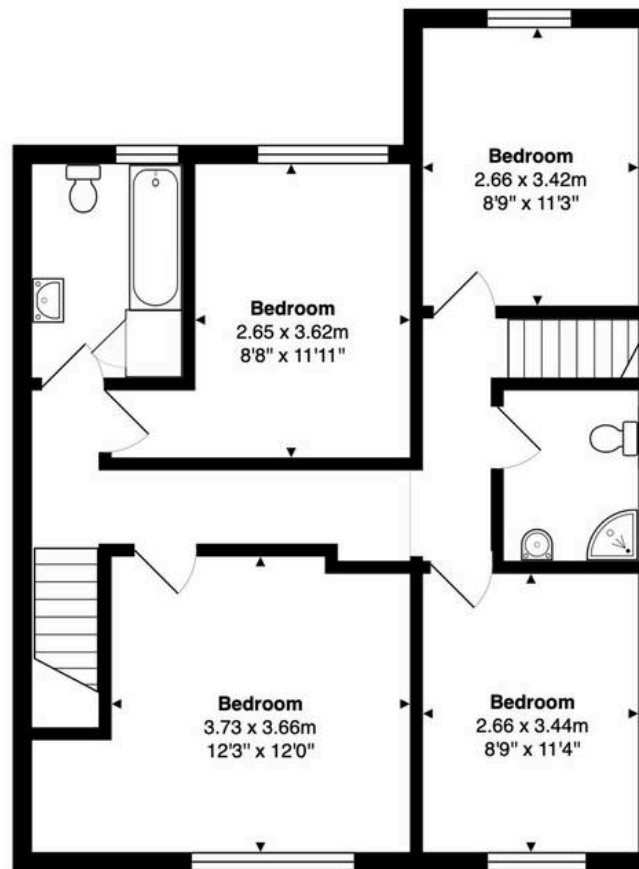
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

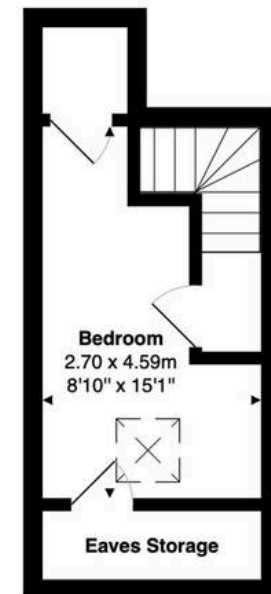




Ground Floor
Area: 75.7 m² ... 815 ft²



First Floor
Area: 68.0 m² ... 732 ft²



Second Floor
Area: 16.4 m² ... 176 ft²

Total Area: 160.1 m² ... 1723 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 Lobby

With double glazed window and door to:

Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, door to:

Living Room

12' 1" x 15' 5" (3.68m x 4.71m)

With double glazed window to front aspect, radiator, wood flooring, under stairs storage cupboard, attractive fireplace with wood burning stove, door to:

Kitchen/Dining/Family Room

15' 0" x 17' 5" (4.57m x 5.30m)

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with Oak work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker with extractor over, integrated appliances, breakfast bar, tiled splash back areas, tiled flooring, open to:

Dining/Family Room

With double glazed window and double doors opening on to the rear garden, radiator, tiled flooring, door to:

Utility

With storage units, appliance space, tiled flooring, radiator, door to garage and door to:

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tiled shower cubicle, low flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With stairs rising to second floor landing, doors to:

Bedroom One

12' 3" x 12' 0" (3.73m x 3.66m)

With double glazed window to front aspect, radiator.



Bedroom Two

8' 8" x 11' 11" (2.65m x 3.63m)

with double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" x 11' 3" (2.66m x 3.44m)

With double glazed window to front aspect, radiator, panelling to one wall.

Bedroom Four

8' 9" x 11' 3" (2.66m x 3.42m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large shower cubicle, vanity unit with wash hand basin, dual flush wc, fully tiled, heated towel rail.

Second Floor Landing

With door to:

Bedroom Five

8' 10" x 15' 1" (2.70m x 4.59m)

With Velux window, radiator, wood effect flooring, built in storage cupboard, access to eaves storage.





FRONT GARDEN

Attractively planted raised beds and access to the rear garden.

REAR GARDEN

The rear garden is an excellent size, fully enclosed by fencing and brick walls and is laid mainly to lawn, with paved patio seating areas and heavily stocked borders, mature tree and hedges.

DRIVEWAY

3 Parking Spaces

Large block paved driveway providing off street parking for numerous vehicles.

GARAGE

Single Garage

Integral garage measuring approximately 2.84 x 4.85 (9'4 x 15'11) with up and over door to front aspect and personnel door to the utility.







Elliot Heath Estate Agents

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