



Elliot Heath
ESTATE AGENTS

123 Cozens Road, WARE

Guide Price **£685,000**

123 Cozens Road

WARE, Ware

4-bed family home, impressive kitchen/dining/family room, landscaped garden, refitted shower room, main bedroom with en suite, driveway, double garage & single garage/workshop. Close to amenities.

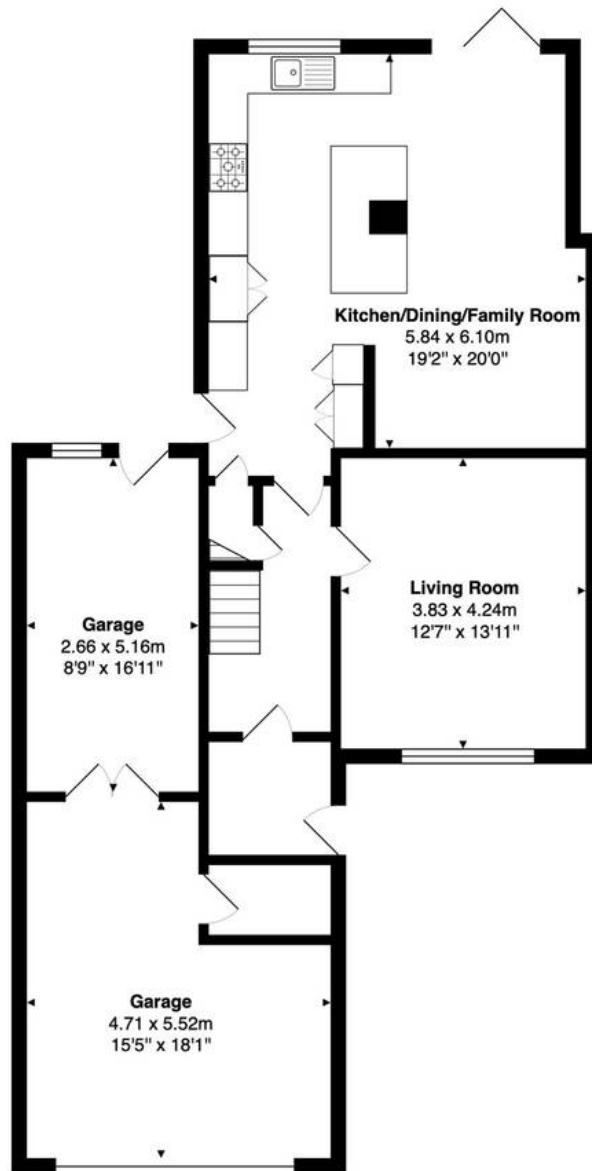
Council Tax band: D

Tenure: Freehold

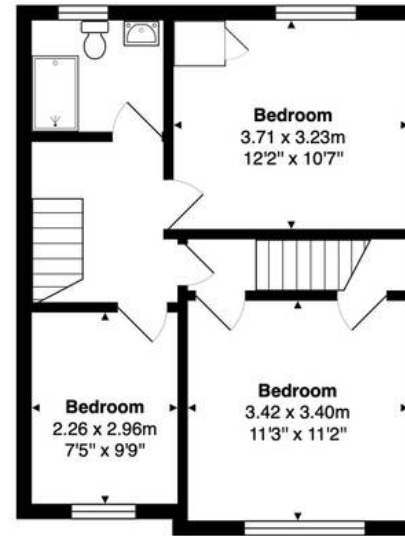
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

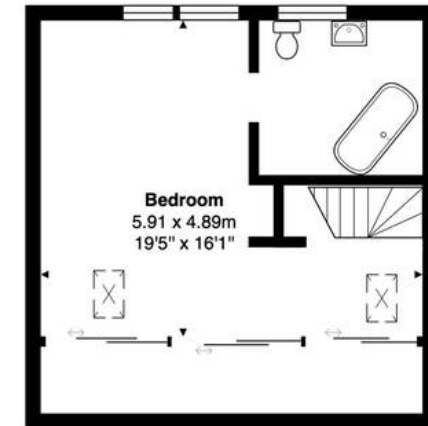




Ground Floor
Area: 104.4 m² ... 1124 ft²



First Floor
Area: 44.6 m² ... 480 ft²



Second Floor
Area: 36.0 m² ... 387 ft²

Total Area: 185.0 m² ... 1991 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

Giving access to:

Entrance Hall

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

Living Room

12' 7" x 13' 11" (3.83m x 4.24m)

With double glazed window to the front aspect, radiator.

Kitchen/Dining/Family Room

19' 2" x 20' 0" (5.84m x 6.10m)

Kitchen

With double glazed window overlooking the rear garden. Fitted with a range of wall and base storage units with marble effect work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker with extractor over, integrated appliances, marble effect upstands, island unit with wood work surface over, wood flooring, understairs storage cupboard, open to:

Dining/Family Room

With bi-fold doors leading to the rear garden, wood flooring, two vertical radiators.

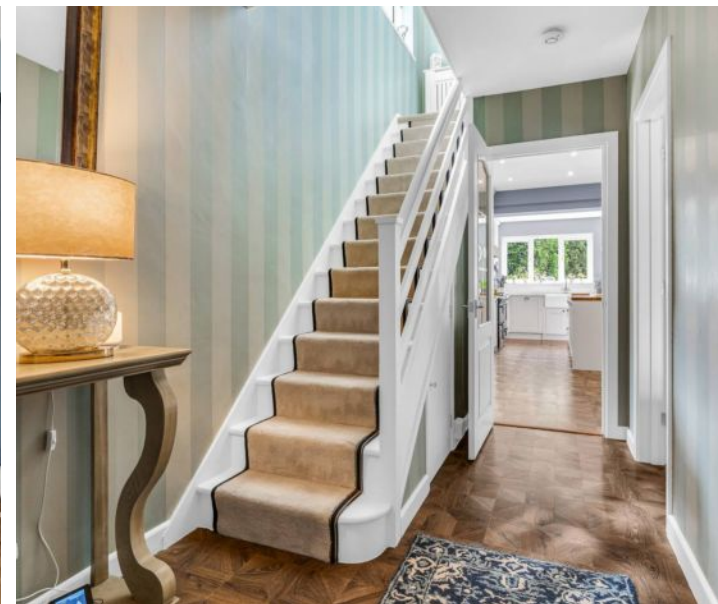
First Floor Landing

With double glazed window to side aspect with obscure glass, radiator, door and stairs leading to second floor and doors to:

Bedroom Two

11' 3" x 11' 2" (3.42m x 3.40m)

With double glazed window to the front aspect, built in storage cupboard with light connected, radiator, wood flooring.



Bedroom Three

12' 2" x 10' 7" (3.71m x 3.23m)

With double glazed window to rear aspect, wood flooring, airing cupboard housing hot water cylinder, radiator.

Bedroom Four

7' 5" x 9' 9" (2.26m x 2.96m)

With double glazed window to the front aspect, wood flooring, radiator.

Re Fitted Shower Room

With double glazed window to rear aspect with obscure glass. Re-fitted with a suite comprising shower cubicle with inset shower unit, wall hung wash hand basin, low level flush wc, fully tiled, heated towel rail.

Second Floor

With access to:

Bedroom One

19' 5" x 16' 0" (5.91m x 4.89m)

With double glazed window to the rear aspect overlooking the rear garden and two Velux window to the front aspect, eaves storage/wardrobe cupboards with light connected and mirrored sliding doors, two vertical radiators, alcove with seating area and TV recess. Door to:

En Suite Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising roll top bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush wc, cast iron wall mounted towel rail, wood flooring.





GARDEN

Westerly aspect private fully landscaped garden with a large decked seating area and a shingle area, flower beds with garden lighting, fenced boundaries. Garden shed with power connected. There is a further side garden with paved patio seating area, canopy and outside patio heater.

DRIVEWAY

3 Parking Spaces

Block paved driveway providing off street parking.

DOUBLE GARAGE

2 Parking Spaces

Measuring approximately 4.71 x 5.52 (15'5 x 18'1) with power and light connected and up and over door to front aspect and double doors to the garage/workshop.

GARAGE

Single Garage

Measuring approximately 2.66 x 5.16 (8'9 x 16'11) with power and light connected and wall mounted electric heater. Partitioned office area, door and window to the rear garden.









Elliot Heath Estate Agents

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