



Elliot Heath
ESTATE AGENTS

94 Watton Road, WARE
Guide Price **£550,000**

94 Watton Road

WARE, Ware

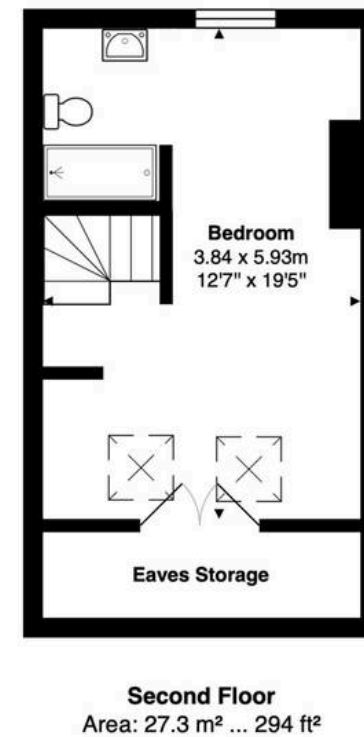
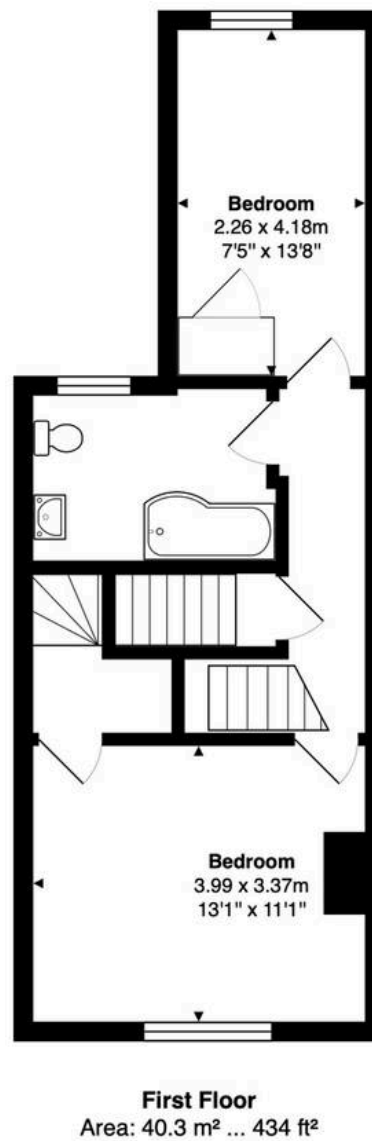
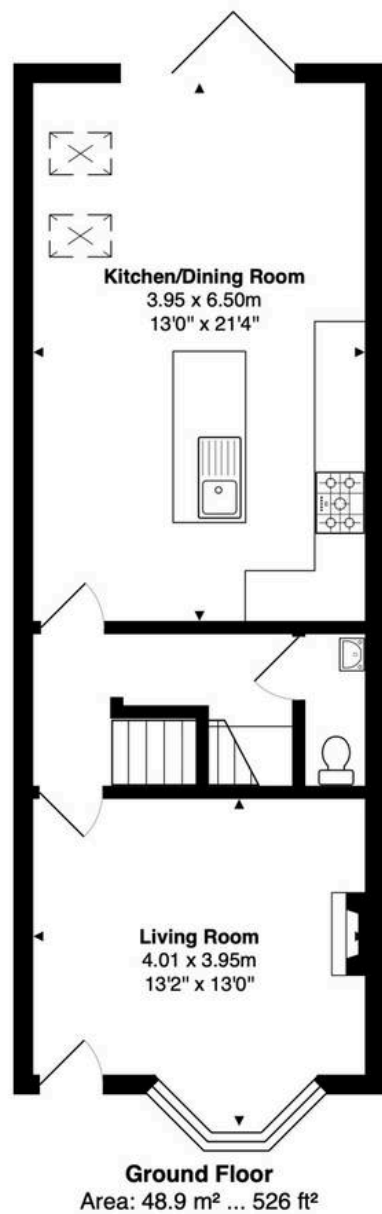
Stunning 3-bed Victorian home, open plan kitchen/dining room, bay fronted living room, utility, wc, bathroom, ensuite, landscaped garden. Ideal location near Ware's High Street & train station. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 116.6 m² ... 1255 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

Accommodation

Private front entrance door to:

Living Room

13' 2" x 13' 0" (4.01m x 3.95m)

With double glazed bay window to front aspect with fitted shutters, attractive brick fireplace with wood burning stove, built in cupboard to one alcove, wood effect flooring, door to:

Inner Lobby

With stairs rising to first floor landing, wood effect flooring, radiator, utility area with space for washing machine and tumble dryer with shelving above, door to kitchen/dining room and door to:

Downstairs WC

Fitted with a suite comprising dual flush wc. vanity unit with inset wash hand basin, tiled splash back areas, radiator, wood effect flooring.

Kitchen/Dining Room

13' 0" x 21' 4" (3.95m x 6.50m)

With double glazed bi fold doors opening onto the rear garden and two skylight windows. Fitted with a range of wall and base storage units with work surfaces over, integrated appliances, island unit/breakfast bar with inset sink and drainer unit, radiator, wood effect flooring.

First Floor Landing

With stairs rising to second floor landing, doors to:

Bedroom Two

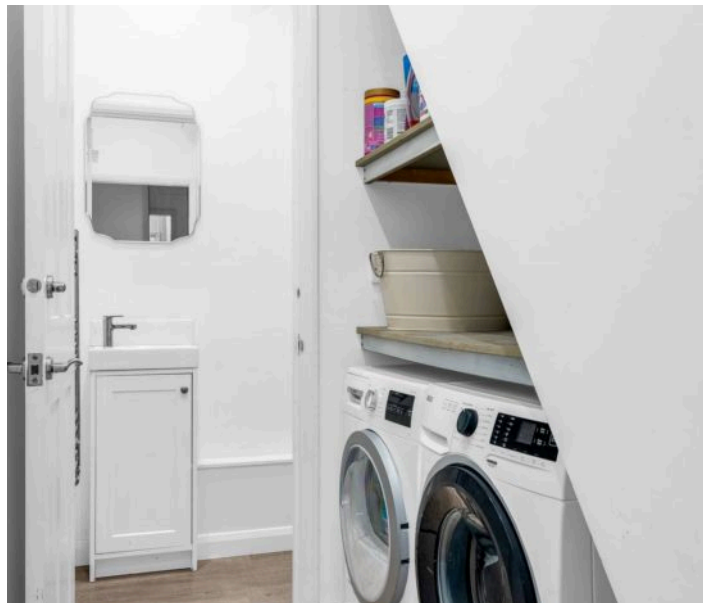
13' 1" x 11' 1" (3.99m x 3.37m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom Three

7' 5" x 13' 9" (2.26m x 4.18m)

With double glazed sash style window to rear aspect, radiator, built in storage cupboard.



Bathroom

With double glazed sash style window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Second Floor Landing

With access to:

Bedroom One

12' 7" x 19' 5" (3.84m x 5.93m)

With two Velux windows to front aspect, radiator, access to eaves storage, open to:

En Suite Shower Room

With double glazed sash style window to rear aspect. Fitted with a suite comprising large walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Low maintenance front garden with retaining brick wall.

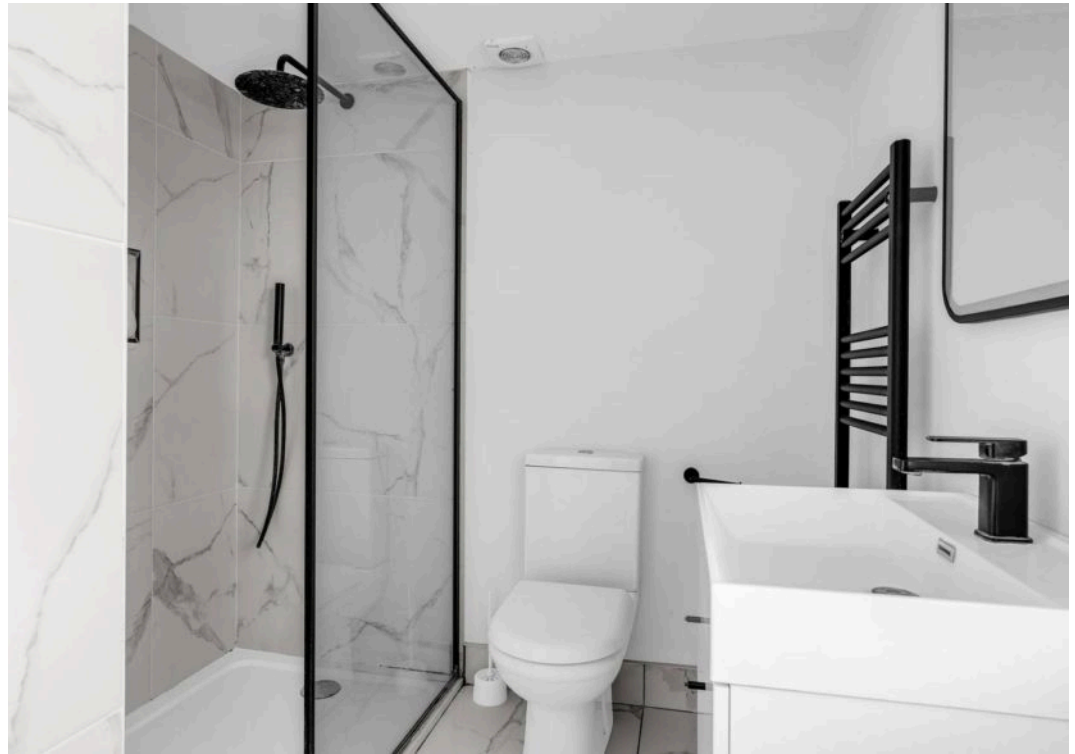
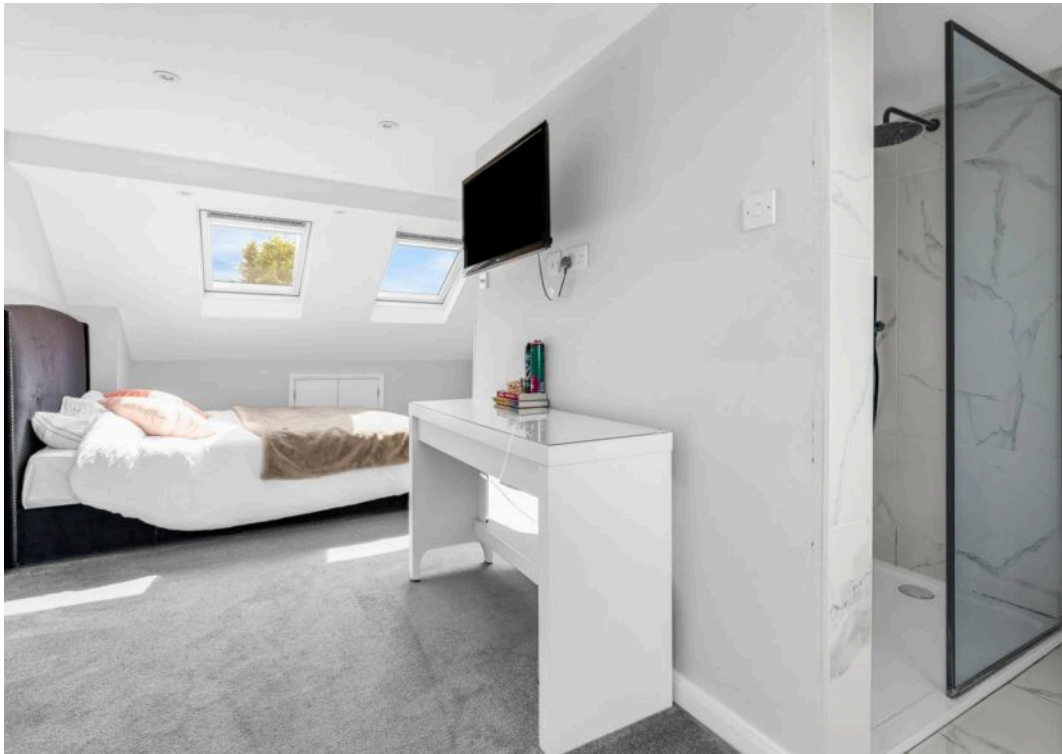
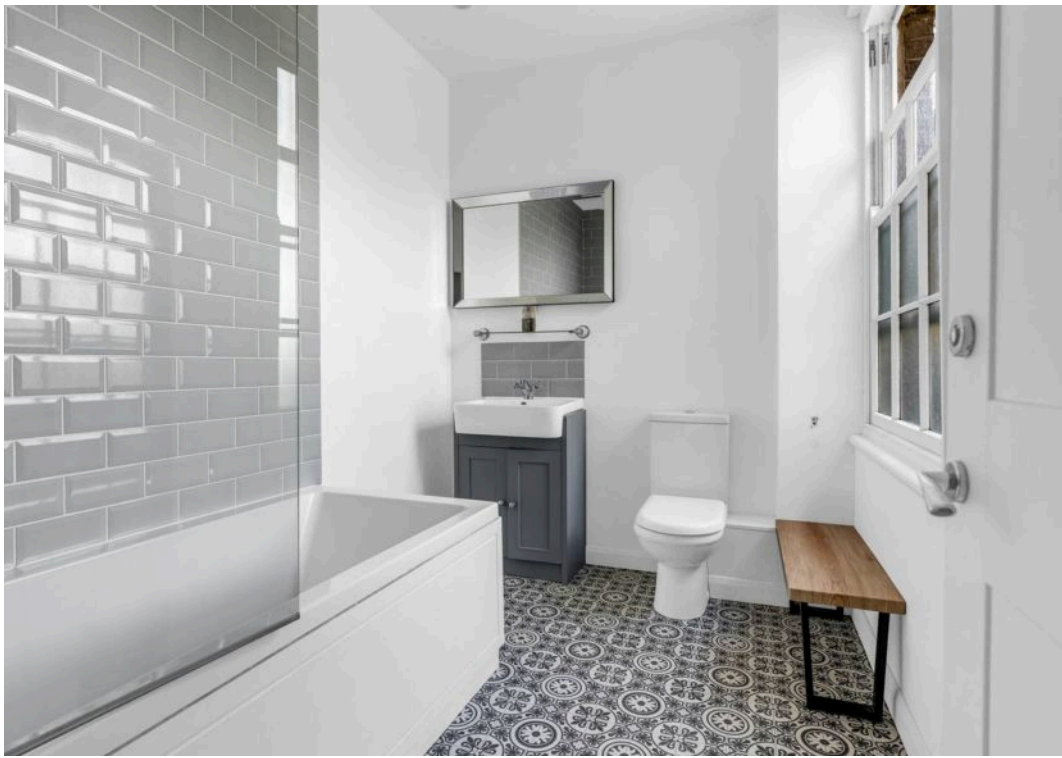
REAR GARDEN

The rear garden is of a good sized mainly laid to lawn with a large patio seating area and two timber summer houses/storage.

ON STREET

1 Parking Space







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