

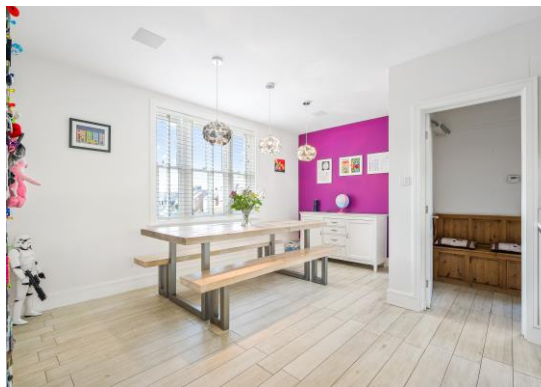


Elliot Heath
ESTATE AGENTS

5 Cromwell Road
Ware SG12 7JS

Guide Price £950,000

Elliot Heath are delighted to offer this rarely available detached Edwardian residence that is situated within comfortable walking distance of Ware's town centre and amenities to include the mainline station serving London's Liverpool Street. The property has been the subject of an extensive refurbishment & extension programme yet still retaining many of the original features to include sash windows, coved cornice, attractive fireplaces, and panelled doors. The accommodation comprises: living room, family room, snug, kitchen/dining room, utility, downstairs wc, with five bedrooms two of which benefit from en suite shower rooms and a family bathroom to the first floor, with a further bedroom to the second floor. Outside the property there is a driveway providing off street parking and a private rear garden. To arrange your appointment to view please call 01920 293333.





ACCOMMODATION

PORCH

With access to:

ENTRANCE HALL

With stairs rising to first floor landing, under stairs storage cupboard, radiator, coving to ceiling, doors to:

LIVING ROOM 12' 6" x 12' 2" (3.81m x 3.71m)

With double glazed bay window to front aspect, radiator, attractive fireplace with cast iron fire, fitted cupboards and shelving to alcoves, coving to ceiling.

FAMILY ROOM 13' 6" x 9' 9" (4.11m x 2.97m)

With double glazed window to side aspect, radiator, attractive fireplace, coving to ceiling, open to:

SNUG 11' 5" x 12' 10" (3.48m x 3.91m)

With built in storage cupboard, radiator, wood effect flooring, open to:

KITCHEN AREA 17' 7" x 15' 6" (5.36m x 4.72m)

With bi fold doors opening to the rear garden. Beautifully fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, integrated appliances, wood effect flooring, breakfast bar, open to:

DINING AREA 15' 8" x 8' 9" (4.77m x 2.66m)

With double glazed window to front aspect, wood effect flooring, doors to:

UTILITY 14' 4" x 4' 8" (4.37m x 1.42m)

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, door to:

DOWNSTAIRS WC

With double glazed window to rear aspect. Fitted with a suite comprising wc and wash hand basin.

FIRST FLOOR LANDING

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

MASTER BEDROOM 12' 11" max x 12' 2" (3.93m x 3.71m)

With double glazed window to front aspect, radiator, two fitted wardrobe cupboards, door to:

EN SUITE SHOWER ROOM

With double glazed window to front aspect. Fitted with a suite comprising shower cubicle, wall

hung wash hand basin, dual flush wc, tiled splash back areas, radiator.

BEDROOM TWO 16' 1" x 11' 2" (4.90m x 3.40m)

With double glazed window to rear aspect, radiator, door to:

EN SUITE

Fitted with a suite comprising shower cubicle, wash hand basin, wc, tiled splash back areas, radiator.

BEDROOM THREE 11' 0" max x 15' 8" (3.35m x 4.77m)

With double glazed window to front aspect, radiator.

BEDROOM FOUR 13' 0" x 10' 0" (3.96m x 3.05m)

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

BEDROOM FIVE 12' 11" x 9' 0" (3.93m x 2.74m)

With double glazed window to rear aspect, radiator, attractive cast iron fireplace, walk in wardrobe.

FAMILY BATHROOM 9' 2" x 11' 2" (2.79m x 3.40m)

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

SECOND FLOOR LANDING

With double glazed window to side aspect, door to eaves storage and door to:

BEDROOM SIX 12' 11" x 10' 2" (3.93m x 3.10m)

With double glazed window to rear aspect, radiator, exposed brickwork, door to eaves storage.

OUTSIDE

There is an attractively landscaped front garden with a generous driveway providing off street parking, store area and side access to the rear. The rear garden is predominantly laid to lawn with flower and shrub borders and a patio seating area. There is a large storage area accessed from the rear garden.

EPC

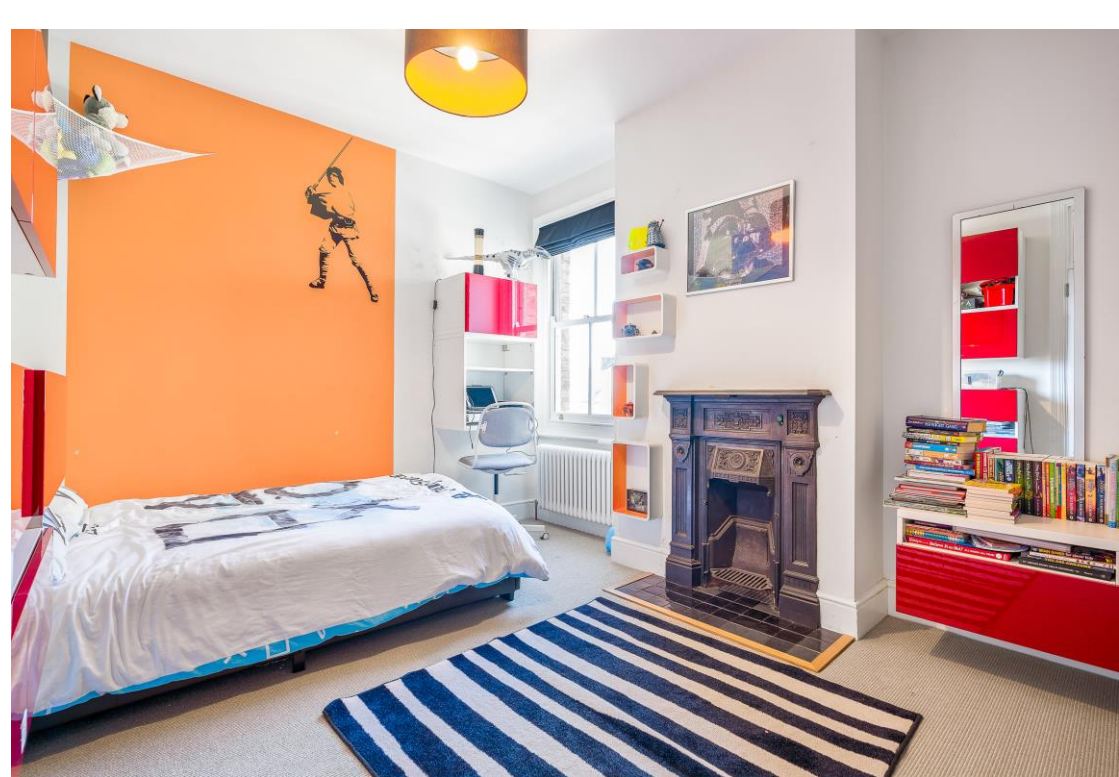
EPC Rating C.

AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

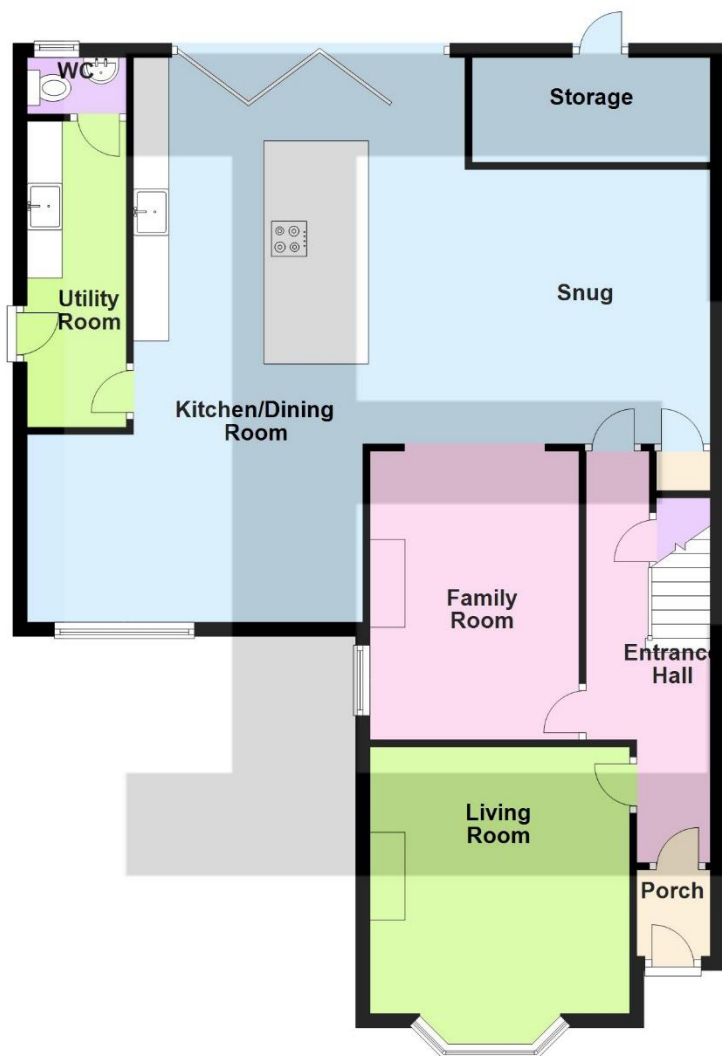






Ground Floor

Approx. 104.5 sq. metres (1124.6 sq. feet)



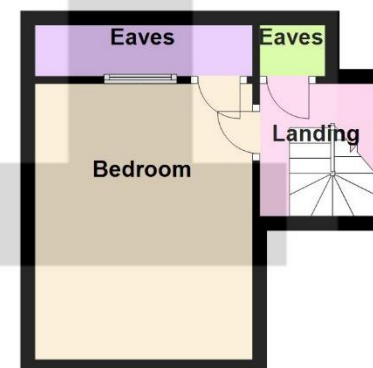
First Floor

Approx. 106.7 sq. metres (1148.1 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 230.1 sq. metres (2476.4 sq. feet)



01920 29 33 33
hello@elliotheath.co.uk
www.elliotheath.co.uk
7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

EH

Company No: 09985239 VAT No: 233565020