



Elliot Heath
ESTATE AGENTS

36 Greyfriars, WARE
Guide Price £525,000

36 Greyfriars

WARE, Ware

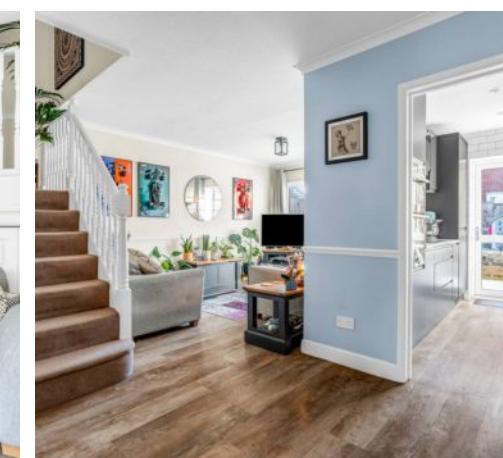
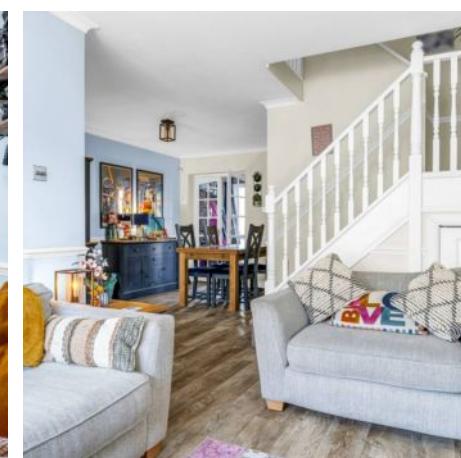
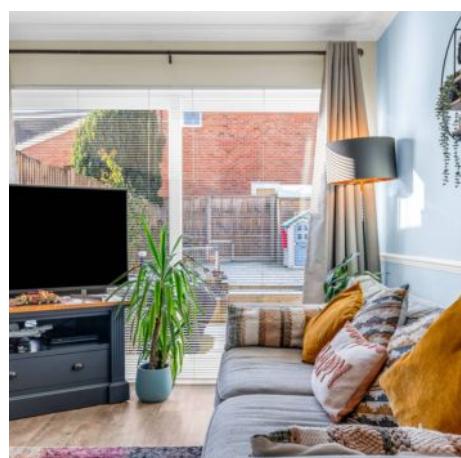
Elliot Heath offer this immaculate three-bedroom extended family home on the popular Old Vicarage development, with open-plan living, parking and garden, close to Ware town centre and station.

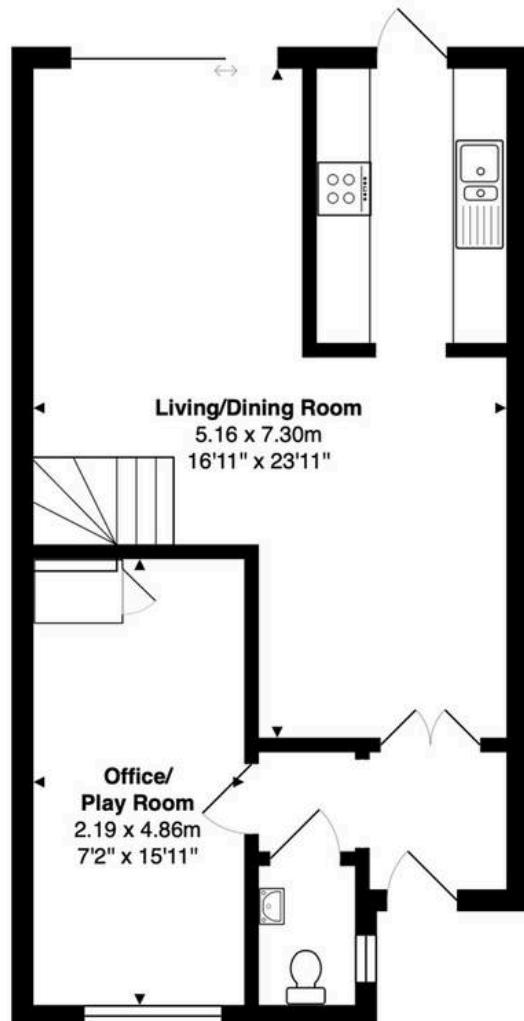
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

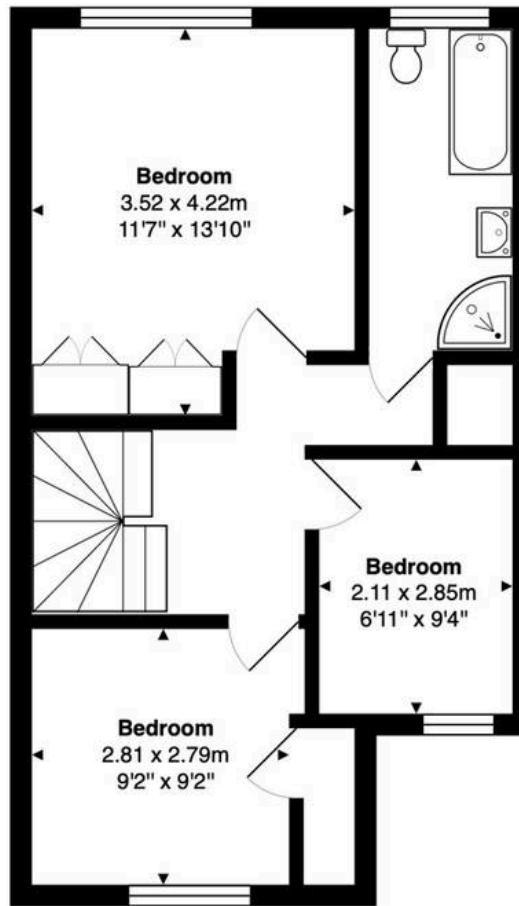
EPC Environmental Impact Rating: D





Ground Floor
Area: 50.6 m² ... 545 ft²

Total Area: 96.4 m² ... 1037 ft²



First Floor
Area: 45.7 m² ... 492 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 wood effect flooring, radiator, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood effect flooring, radiator.

Office/Play Room

7' 2" x 15' 11" (2.19m x 4.86m)

With double glazed window to front aspect with fitted shutters, vertical radiator, built in storage cupboard.

Living/Dining Room

16' 11" x 23' 11" (5.16m x 7.30m)

Dining Room

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

Living Room

With double glazed sliding doors to the rear garden, wood effect flooring, understairs storage cupboard, radiator, open to:

Kitchen

With double glazed door opening onto the rear garden.

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, wood effect flooring.

First Floor Landing

With loft access and doors to:

Bedroom One

11' 7" x 13' 10" (3.52m x 4.22m)

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



Bedroom Two

9' 3" x 9' 2" (2.81m x 2.79m)

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

Bedroom Three

6' 11" x 9' 4" (2.11m x 2.85m)

With double glazed window to front aspect, radiator.

Bathroom

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





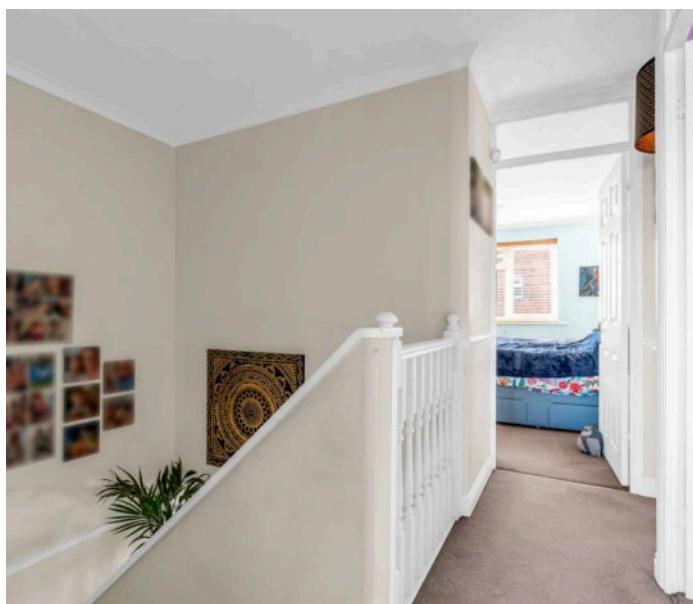
REAR GARDEN

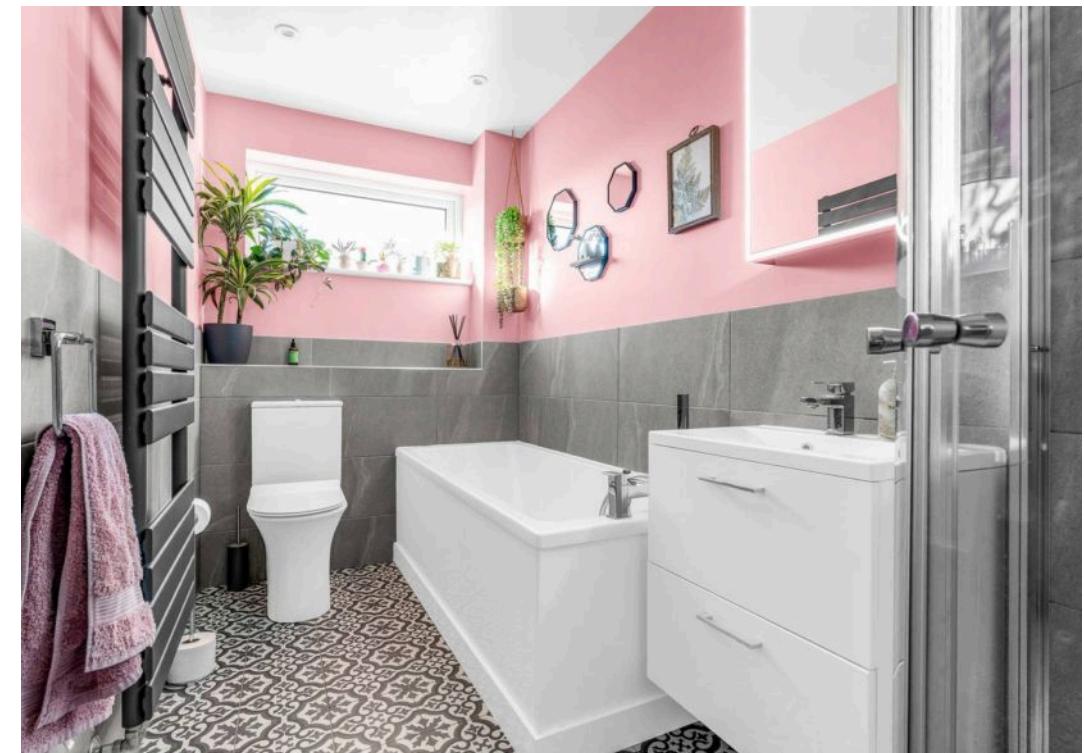
The beautifully landscaped southerly aspect rear garden offers an excellent outdoor space for relaxation and entertaining.

DRIVEWAY

2 Parking Spaces

Block paved driveway to the front of the property providing off street parking.







Elliot Heath Estate Agents

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