

Elliot Heath
ESTATE AGENTS

24 Ward Close, Ware

Guide Price **£535,000**

24 Ward Close

Ware

3-bed semi in a sought-after cul-de-sac, featuring a spacious open-plan living area, south-facing garden, driveway parking & a study, within walking distance of Ware town centre & station.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Open Plan Lounge/Diner/Kitchen
- Study
- South Facing Rear Garden



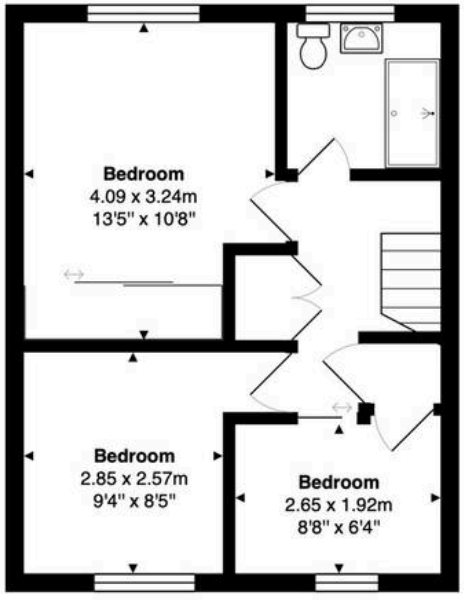








Ground Floor
Area: 52.7 m² ... 567 ft²



First Floor
Area: 38.2 m² ... 411 ft²

Total Area: 90.9 m² ... 979 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, built in storage cupboard, stairs rising to first floor landing, access to:

Study
7' 9" x 7' 4" (2.37m x 2.24m)
With double glazed window to front aspect, wood effect flooring, radiator.

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

Living Room
14' 1" x 11' 9" (4.29m x 3.59m)
With double glazed window to front aspect, radiator, wood effect flooring, radiator, open to:

Kitchen/Dining Room
17' 3" x 10' 6" (5.27m x 3.21m)

Dining Room
With double glazed double doors opening onto the rear garden, radiator, wood effect flooring, open to:

Kitchen
With double glazed window to rear aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splashback areas, tiled flooring.

First Floor Landing
With two built in wardrobe cupboards and doors to:

Bedroom One
13' 5" x 10' 8" (4.09m x 3.24m)
With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors.







Bedroom Two
9' 4" x 8' 5" (2.85m x 2.57m)
With double glazed window to front aspect, radiator.

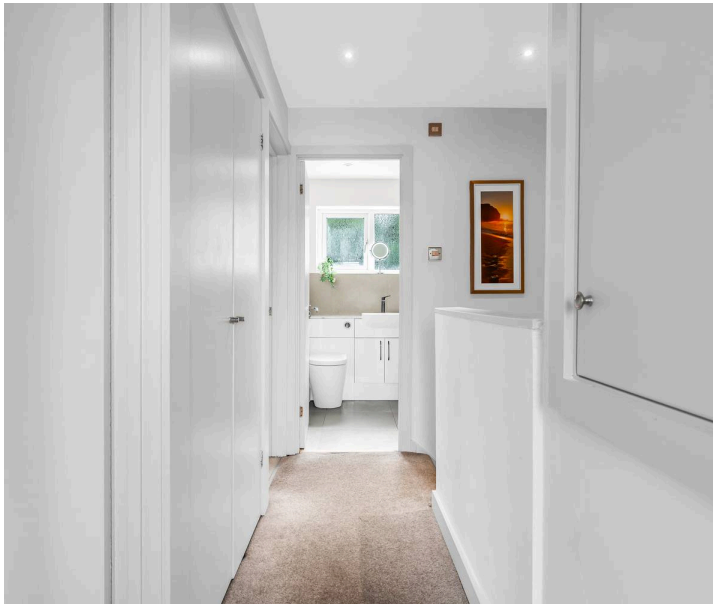
Bedroom Three
8' 8" x 6' 4" (2.65m x 1.92m)
With double glazed window to front aspect, radiator, access to the over stairs storage cupboard.

Shower Room
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.









REAR GARDEN

An immaculately landscaped, low-maintenance garden enjoying a southerly aspect, featuring a decked seating area and a combination of artificial lawn and resin-bound surfacing. A substantial and attractive outdoor entertaining shelter provides an ideal space for al fresco dining and relaxation, while a gated side access leads conveniently to the front of the property.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing of street parking and access to the storage area that was formally the garage.

EV CHARGING

1 Parking Space

EV Charging point.




JOKER







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