



**Elliot Heath**  
ESTATE AGENTS

**21 Brewery Yard Watton Road, Ware**  
Guide Price **£572,500**

# 21 Brewery Yard Watton Road

Ware, Ware

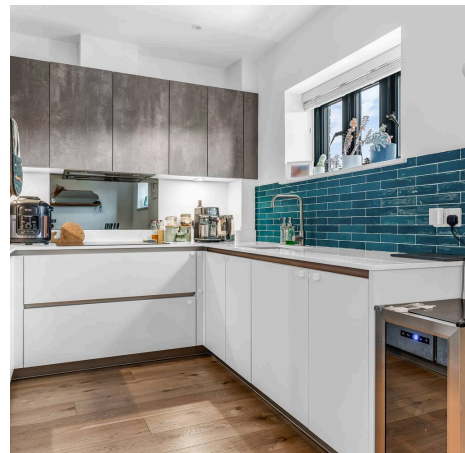
Elliot Heath present this rarely available three-bedroom, three-bathroom mews home in a gated town-centre development, moments from Ware station, featuring open-plan living, balconies, garden, garage.

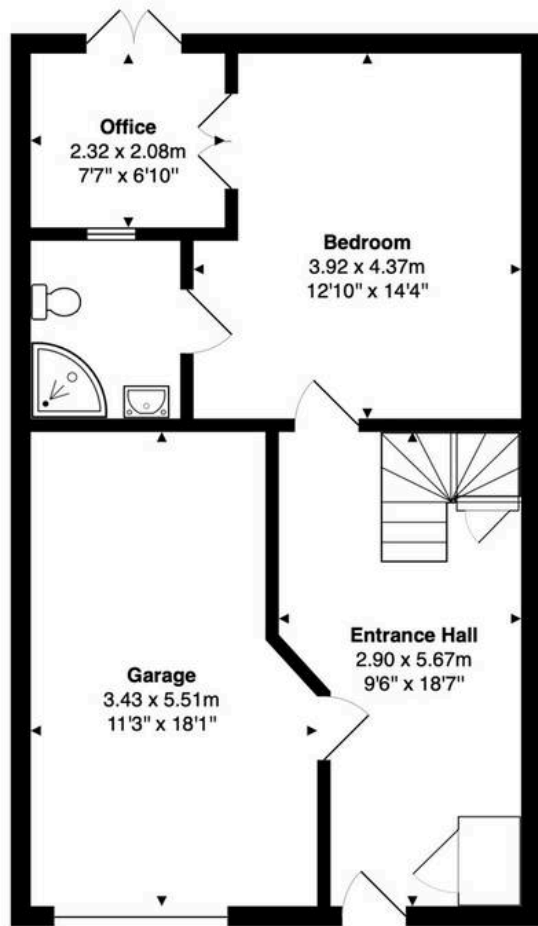
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

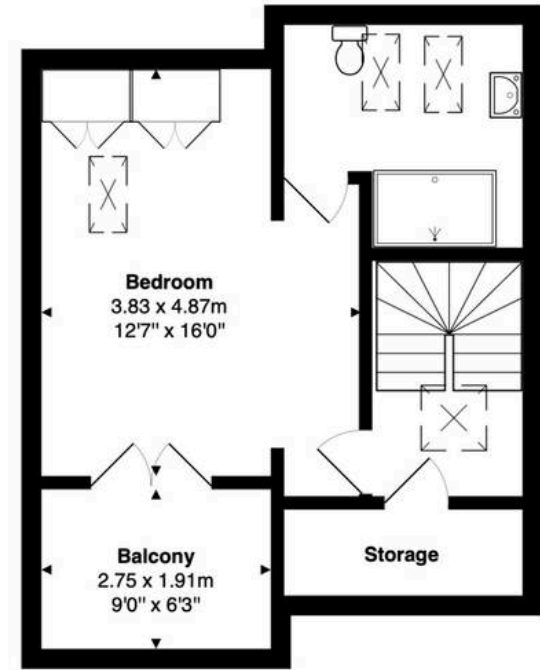




**Ground Floor**  
Area: 59.9 m<sup>2</sup> ... 644 ft<sup>2</sup>



**First Floor**  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



**Second Floor**  
Area: 38.9 m<sup>2</sup> ... 418 ft<sup>2</sup>

**Total Area: 152.7 m<sup>2</sup> ... 1644 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)

### Entrance Hall

With stairs rising to first floor landing, radiator, built in storage cupboard, wood flooring, door to integral garage and door to:

### Bedroom Two

12' 10" x 14' 4" (3.92m x 4.37m)

With double glazed double doors giving access to the lightwell / office, radiator and door to:

### En Suite Shower Room

Fitted with a suite comprising shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

### Office

7' 7" x 6' 10" (2.32m x 2.08m)

Lightwell currently being used as office. The office allows the natural light to stream in and it benefits from tiled flooring, radiator and patio doors which lead out to a paved courtyard area.

### First floor Landing

With door to:

### Kitchen/Dining/Living Room

19' 2" x 26' 1" (5.83m x 7.96m)

### Living/Dining Room

This offers a wonderful space with Juliette balcony overlooking the lightwell/office area on the ground floor, double glazed window to front aspect, wood flooring, two radiators, door to bedroom three and open to:

### Kitchen

With double glazed window to front aspect. Fitted with a comprehensive range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, integrated appliances to include fridge/freezer, dishwasher and washing machine plus there is a built-in double oven with induction hob and extractor over, tiled splash back areas, wood flooring.



### Bedroom Three

11' 1" x 7' 11" (3.38m x 2.41m)

With double glazed double doors to the Juliette balcony overlooking the lightwell/office area on the ground floor, radiator, door to:

### En Suite Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

### Second Floor Landing

With Velux window, large built-in storage cupboard, radiator, door to:

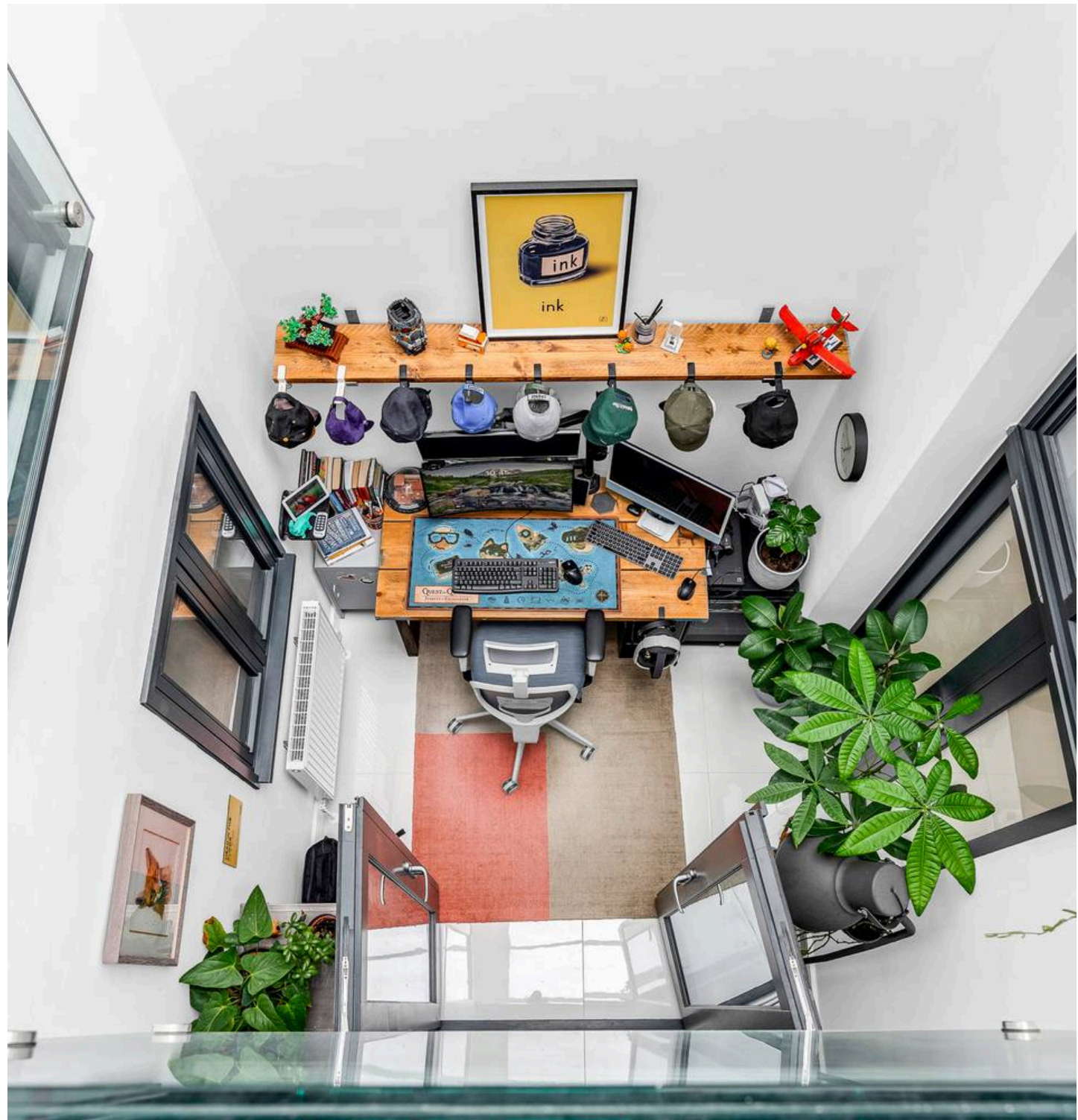
### Bedroom One

12' 7" x 16' 0" (3.83m x 4.87m)

With two Velux windows and double glazed double doors onto the private balcony, radiator, door to:

### En Suite Shower Room

With two Velux windows. Fitted with a suite comprising large shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.





## **GARDEN**

The property offers a small courtyard area at the rear which has been paved to create a nice outdoor seating area.

## **BALCONY**

Private balcony accessed via bedroom one with lovely views over Ware.

## **SECURE GATED**

1 Parking Space

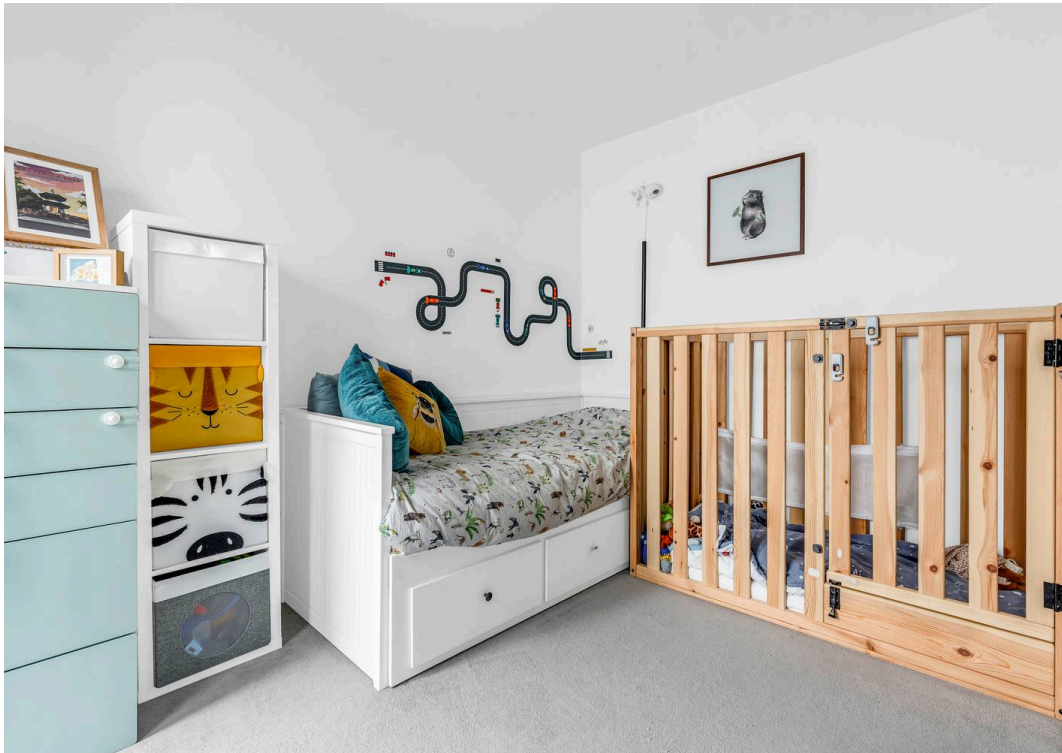
The development can be approached for vehicular access via both Priory Street and Watton Road plus there's also pedestrian access via Baldock Street so easily accessible with the high street amenities just being a stone's throw away. Secure gated access to the property and the allocated parking together with visitor's parking spaces available on a first-come first-served basis.

## **GARAGE**

Single Garage

Integral garage measuring approximately 3.43 x 5.51 (11'3 x 18'1) with up and over door to front access and personnel door to the entrance hall.









## Elliot Heath Estate Agents

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