Elliot Heath
ESTATE AGENTS

42 Cozens Road, WARE

Guide Price **£585,000**

42 Cozens Road

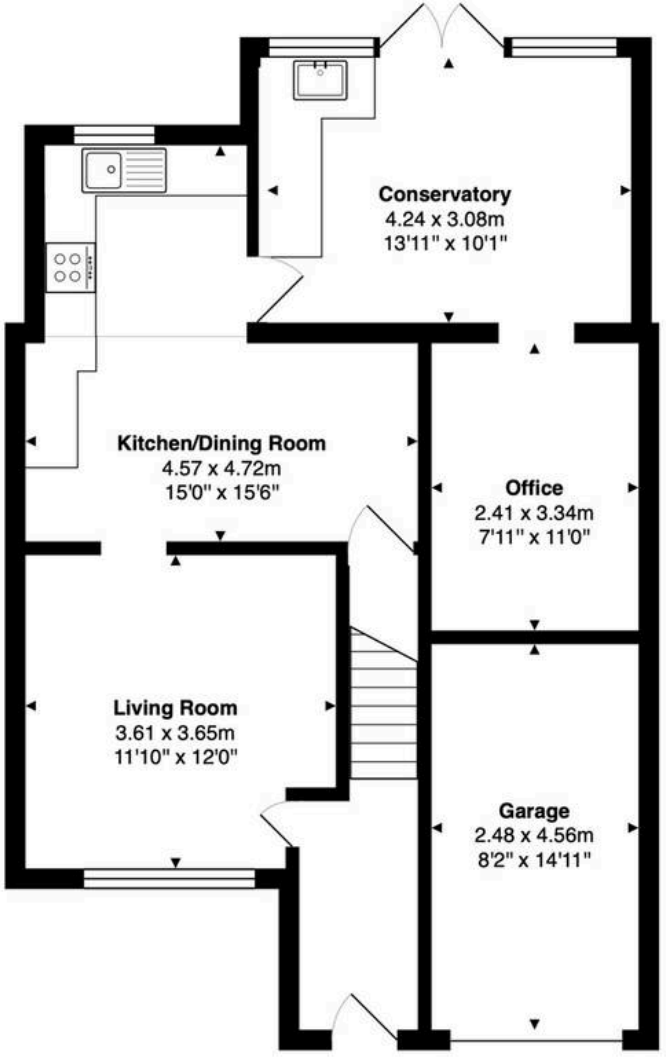
WARE, Ware

Extended 4-bed semi-detached family home backing onto open fields with stunning views. Spacious & versatile accommodation, new carpets, landscaped garden, garage, driveway parking & no onward chain.
Council Tax band: D

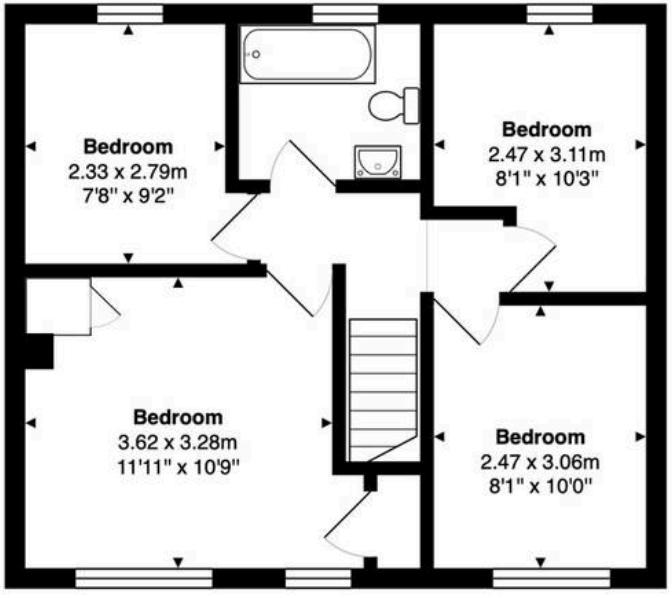
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
Area: 71.2 m² ... 766 ft²



First Floor
Area: 45.8 m² ... 492 ft²

Total Area: 116.9 m² ... 1259 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 stairs rising to first floor landing with newly fitted carpet, radiator, wood effect flooring, door to:

Living Room
11' 10" x 12' 0" (3.61m x 3.65m)
With double glazed window to front aspect, radiator, feature fireplace, newly fitted carpet, open to:

Kitchen/Dining Room
15' 0" x 15' 6" (4.57m x 4.72m)
With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, understairs storage cupboard, door to:

Conservatory
13' 11" x 10' 1" (4.24m x 3.08m)
Of brick and double glazed construction with double doors opening onto the rear garden, utility area fitted with base storage units with work surfaces over incorporating a sink and drainer unit, appliances space, open to:

Office
7' 11" x 10' 11" (2.41m x 3.34m)
With a radiator.

First Floor Landing
With newly fitted carpet, loft access and doors to:

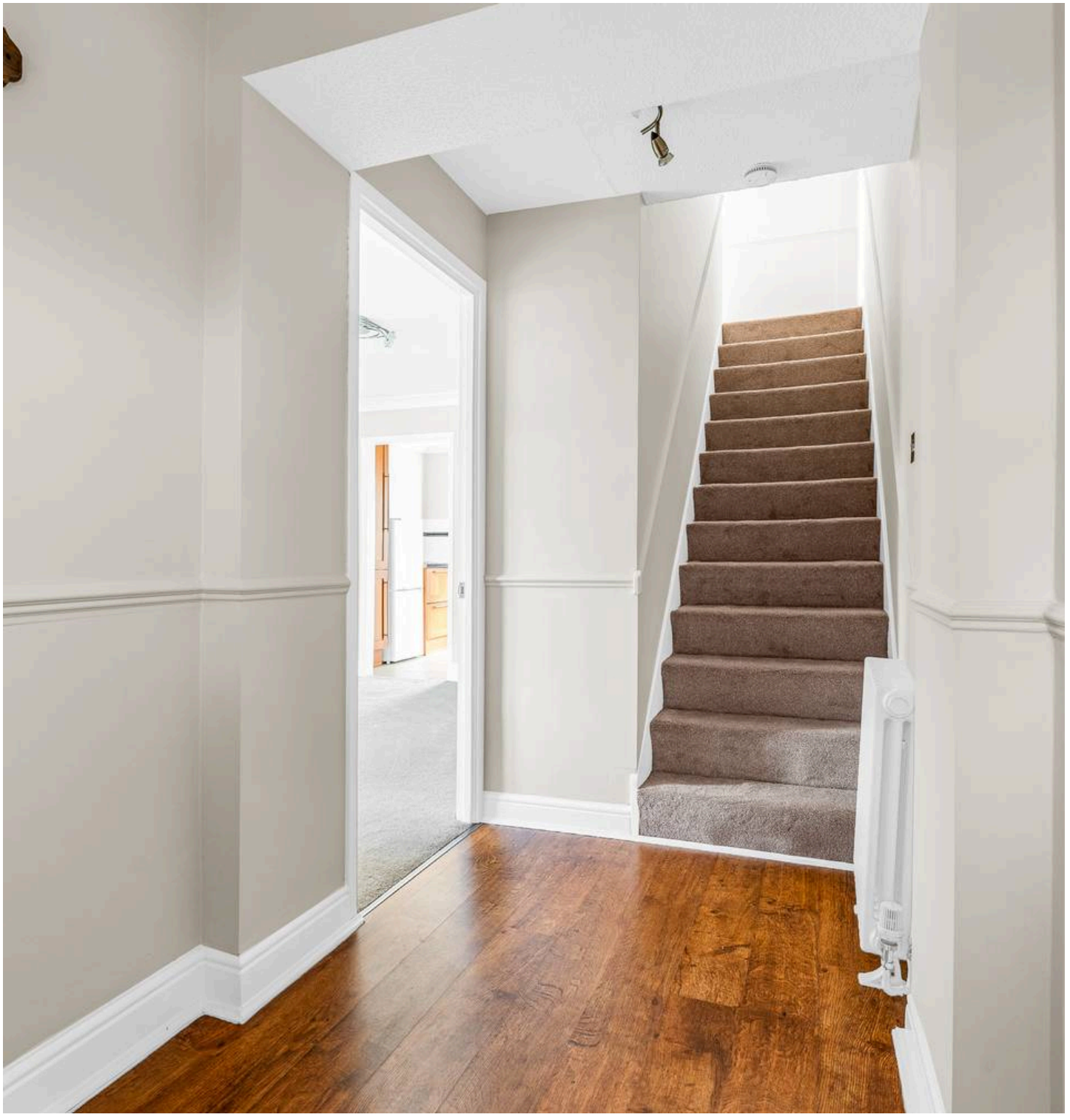
Bedroom One
11' 11" x 10' 9" (3.62m x 3.28m)
With two double glazed windows to front aspect, radiator, wood effect flooring, two built in storage cupboards.

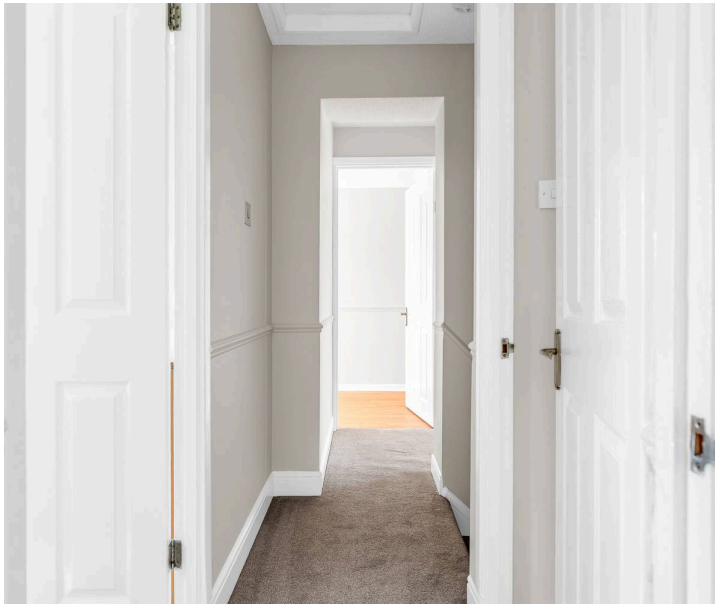
Bedroom Two
8' 1" x 10' 0" (2.47m x 3.06m)
With double glazed window to front aspect, radiator, wood effect flooring.

Bedroom Three
8' 1" x 10' 2" (2.47m x 3.11m)
With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Four
7' 8" x 9' 2" (2.33m x 2.79m)
With double glazed window to rear aspect, radiator, wood effect flooring.

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





FRONT GARDEN

Low maintenance front garden laid with gravel and mature tree. Gated access to the rear garden.

REAR GARDEN

Large rear garden laid to lawn with raised beds backing directly onto open fields with picturesque views, patio seating areas and garden store.

DRIVEWAY

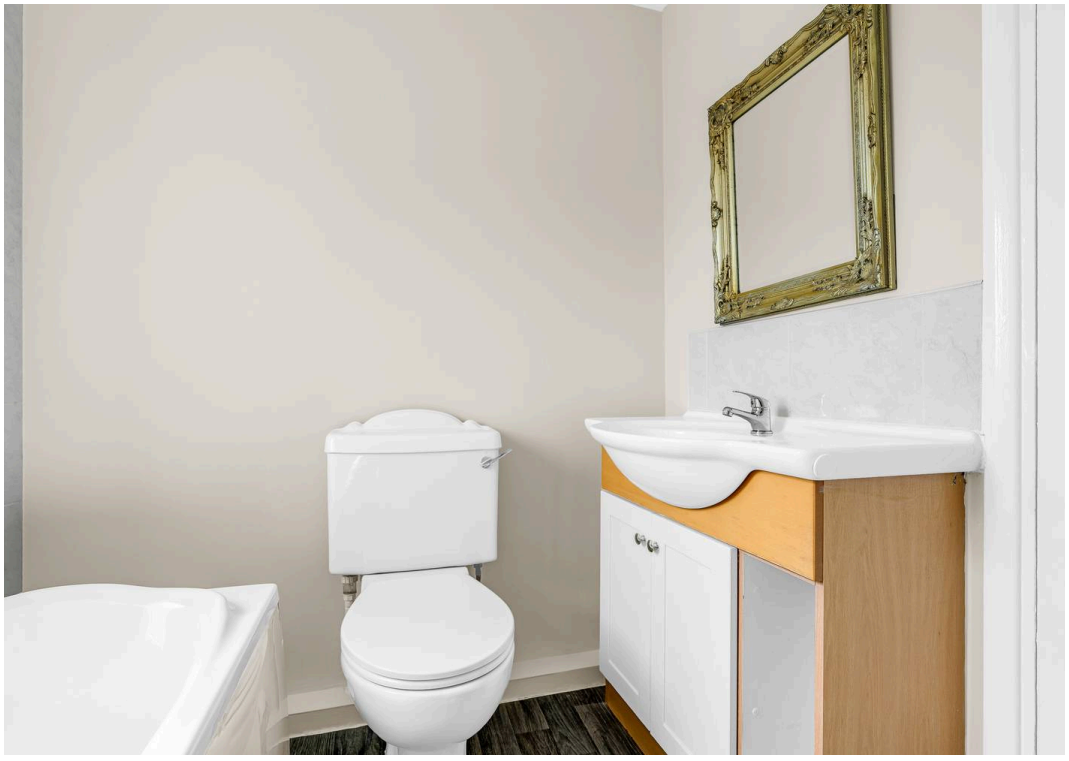
2 Parking Spaces

Driveway to the front of the property providing off street parking and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 2.48 x 4.56 (8'2 x 14'11) with double doors to front aspect.



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