



Elliot Heath
ESTATE AGENTS

54 Homefield Road, Ware
Guide Price **£465,000**

54 Homefield Road

Ware

Spacious 3-bedroom family home within walking distance of Ware town centre, featuring a downstairs wc, modern kitchen, generous living space, first floor bathroom, private garden, driveway and garage.

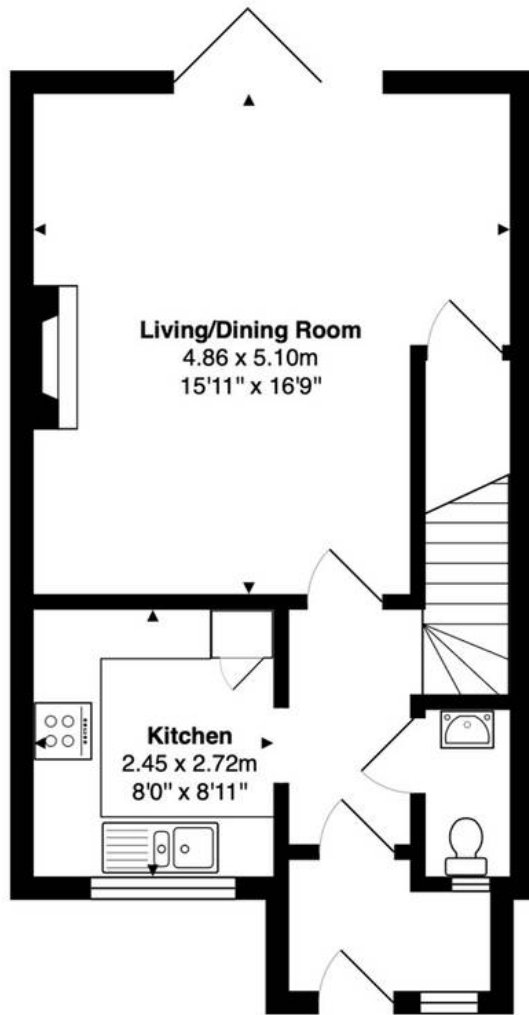
Council Tax band: D

Tenure: Freehold

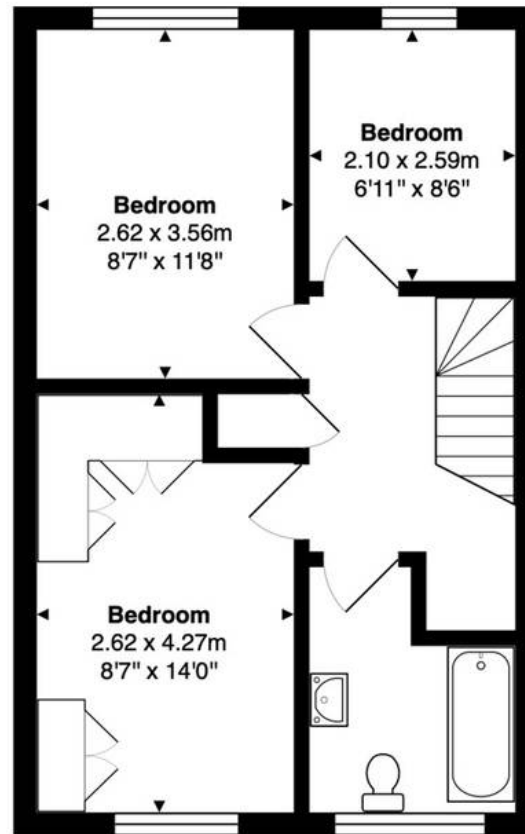
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

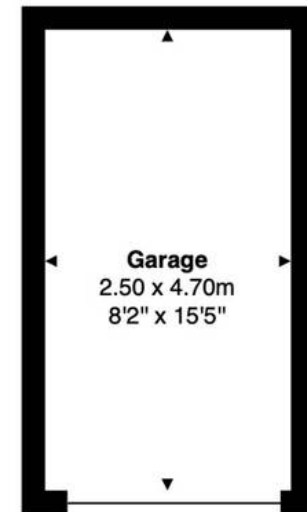




Ground Floor
Area: 41.2 m² ... 443 ft²



First Floor
Area: 39.0 m² ... 419 ft²



Outbuilding
Area: 11.8 m² ... 127 ft²

Total Area: 91.9 m² ... 990 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 Lobby

With double glazed window to front aspect, tiled flooring, door to:

Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Downstairs WC

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

Kitchen

8' 0" x 8' 11" (2.45m x 2.72m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sunk and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, wood effect flooring.

Living/Dining Room

15' 11" x 16' 9" (4.86m x 5.10m)

With double glazed bi fold doors opening onto the rear garden, built in under stairs storage cupboard, two radiators, feature fireplace, wood effect flooring.

First Floor Landing

With built in storage cupboard, loft access and doors to:

Bedroom One

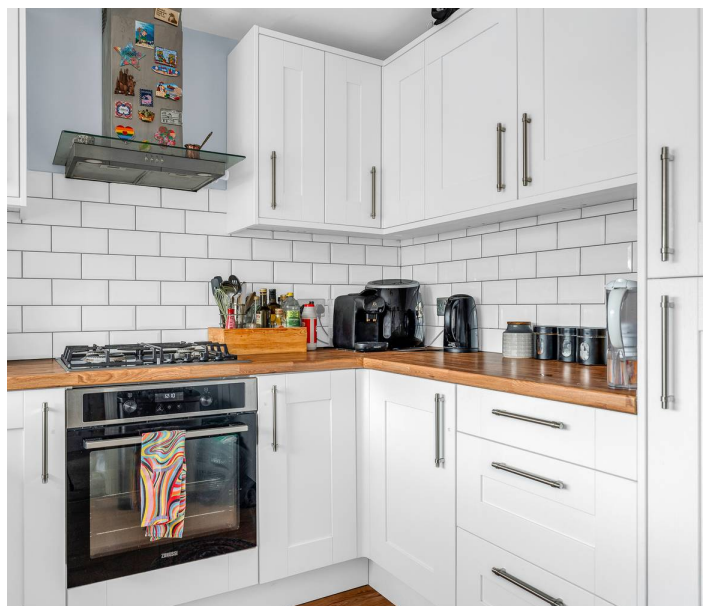
8' 7" x 14' 0" (2.62m x 4.27m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, wood effect flooring.

Bedroom Two

8' 7" x 11' 8" (2.62m x 3.56m)

With double glazed window to rear aspect, radiator, wood effect flooring.



Bedroom Three

6' 11" x 8' 6" (2.10m x 2.59m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.





REAR GARDEN

Rear garden mainly laid to lawn with patio seating areas, mature planted borders, timber garden shed and gated rear access.

DRIVEWAY

1 Parking Space

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

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc to the rear of the property measuring approximately 2.50 x 4.70 (8'2 x 15'5) with up and over door.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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