



Elliot Heath
ESTATE AGENTS

29 King Edwards Road, WARE
Guide Price **£1,150,000**

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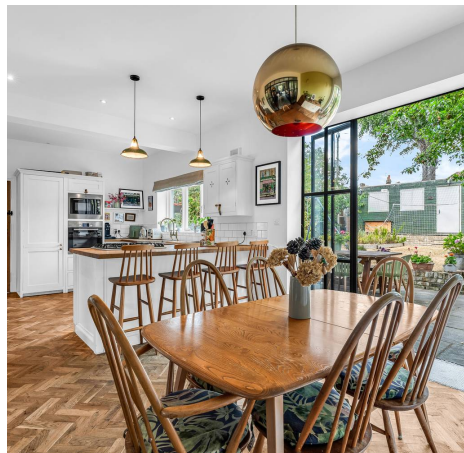
WARE, Ware

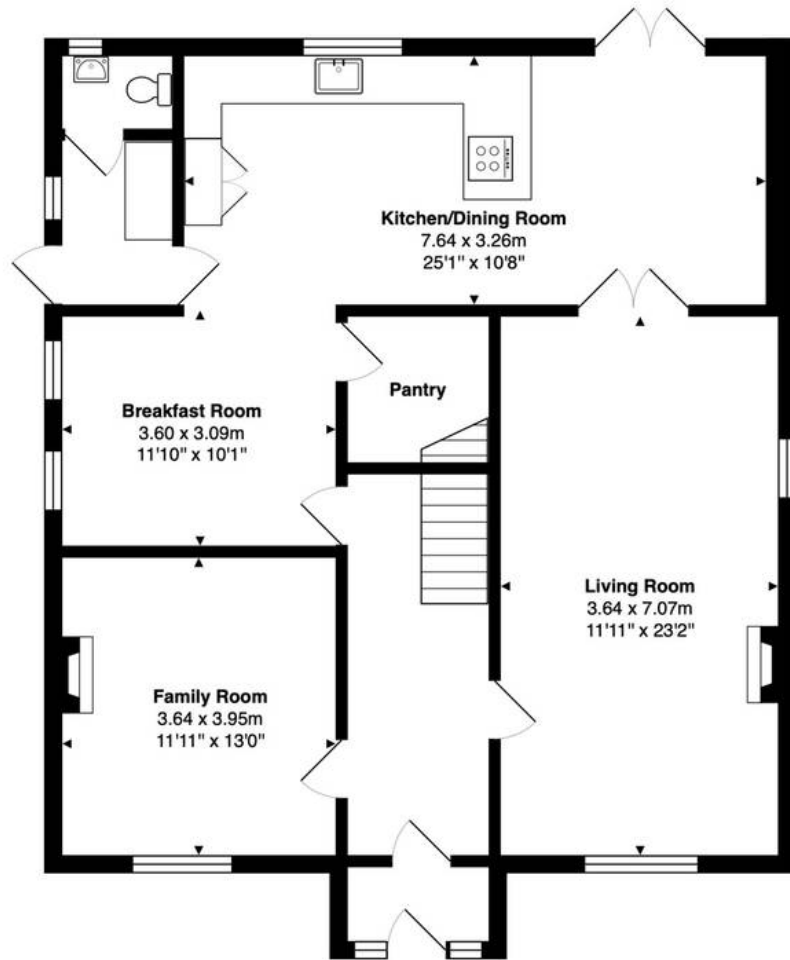
Substantial double-fronted four-bedroom detached family home, built in 1927 and beautifully extended, retaining charming period features with landscaped gardens in the heart of sought-after Ware. Council Tax band: F

Tenure: Freehold

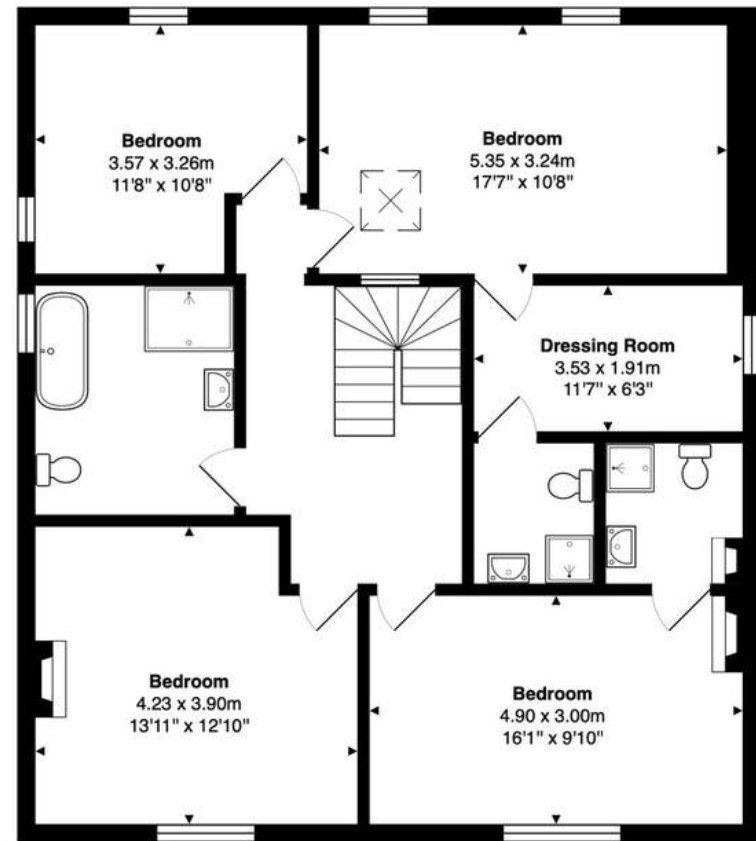
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 100.1 m² ... 1078 ft²



First Floor
Area: 96.7 m² ... 1041 ft²

Total Area: 196.9 m² ... 2119 ft²

Entrance Lobby

With double glazed windows to front aspect and glazed door with stained glass side windows to:

Entrance Hall

With stairs rising to first floor landing, radiator, herringbone solid Oak flooring, doors to:

Family Room

11' 11" x 13' 0" (3.64m x 3.95m)

With double glazed window to front aspect, radiator, exposed brick work, attractive feature fireplace.

Living Room

11' 11" x 23' 2" (3.64m x 7.07m)

Dual aspect with double glazed windows to front and side aspect, two radiator, exposed brick fireplace with wood burning stove, glazed Crittal steel framed double doors to:

Kitchen/Dining Room

25' 1" x 10' 8" (7.64m x 3.26m)

Dining Room

With double glazed Crittal steel framed double doors opening onto the rear garden, herringbone solid Oak flooring, radiator, open to:

Kitchen

With double glazed window to rear aspect. DeVol fitted kitchen with a range of wall and base storage units with solid wood work surfaces over incorporating a double Butler style sink unit, integrated appliances, tiled splash back areas, herringbone solid Oak flooring, door to pantry, door to utility and open to:

Breakfast Room

11' 10" x 10' 2" (3.60m x 3.09m)

With two double glazed windows to side aspect, radiator, herringbone solid Oak flooring.

Utility

With double glazed window and door to side aspect. Fitted with a base unit with wood work surface over, space and plumbing for washing machine, tiled flooring, door to:



Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite dual flush wc, wall hung wc, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With attractive internal stained glass window, loft access, doors to:

Bedroom One

17' 7" x 10' 8" (5.35m x 3.24m)

With two double glazed windows to rear aspect and skylight window, vaulted ceiling, radiator, attractive internal stained glass window, door to:

Dressing Room

11' 7" x 6' 3" (3.53m x 1.91m)

With double glazed window to side aspect, fitted wardrobe cupboards, door to:

En Suite Shower Room

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

Bedroom Two

16' 1" x 9' 10" (4.90m x 3.00m)

With double glazed window to front aspect, radiator, exposed brick feature fireplace, door to:

En Suite Shower Room

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

Bedroom Three

13' 11" x 12' 10" (4.23m x 3.90m)

With double glazed window to front aspect, radiator, attractive feature fireplace, arched alcove with fitted shelving.

Bedroom Four

11' 9" x 10' 8" (3.57m x 3.26m)

Dual aspect with double glazed windows to rear and side aspect, radiator.





Family Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising freestanding ball and claw bath, large walk in shower, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.

Front Garden

Attractively landscaped front garden with gated access to the rear garden.

Rear Garden

The southerly aspect rear garden is of a generous size with patio seating area and steps up to the lawn with heavily stocked borders. There is a further seating area to the rear with large timber store and gated rear access.

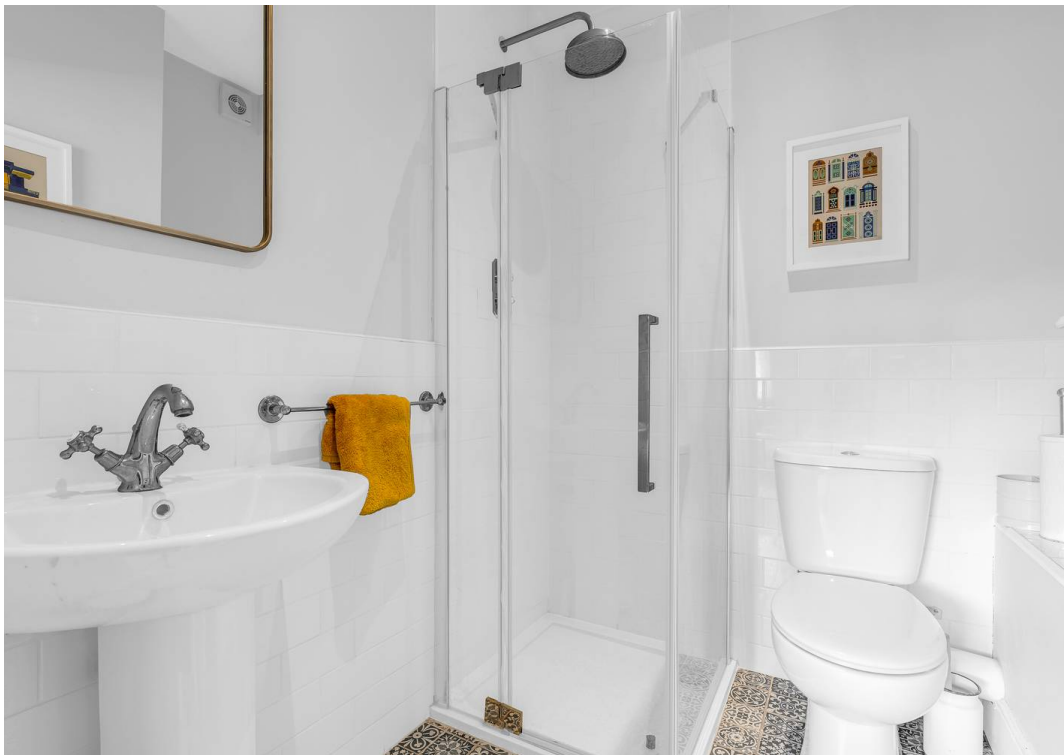
Driveway

1 Parking Space

Paved driveway providing off street parking.











Elliot Heath Estate Agents

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