



Elliot Heath
ESTATE AGENTS

153 Musley Hill, Ware
Guide Price £600,000

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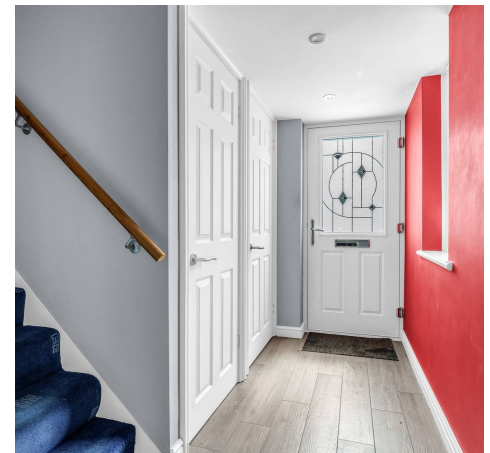
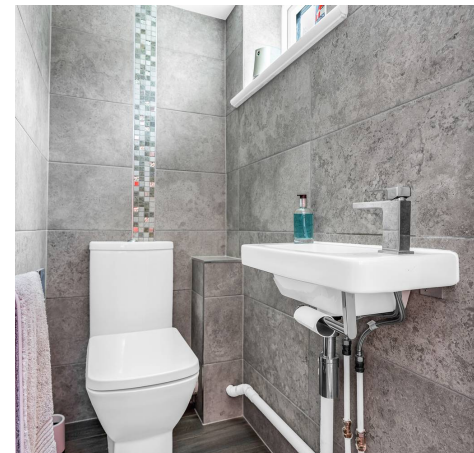
Ware

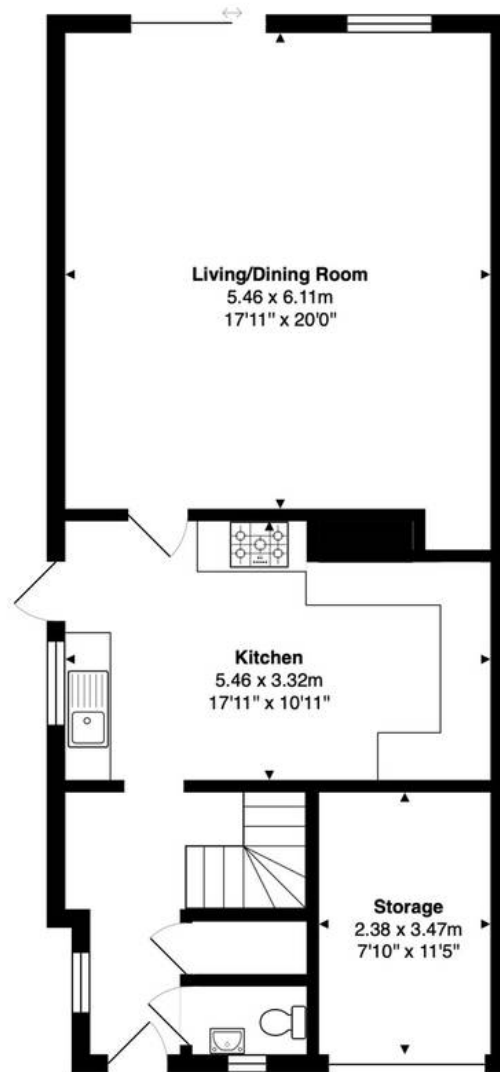
Extended four-bedroom semi-detached family home on a sought-after road, featuring spacious living accommodation, en-suite principal bedroom, landscaped garden, and parking for two cars.
Council Tax band: E

Tenure: Freehold

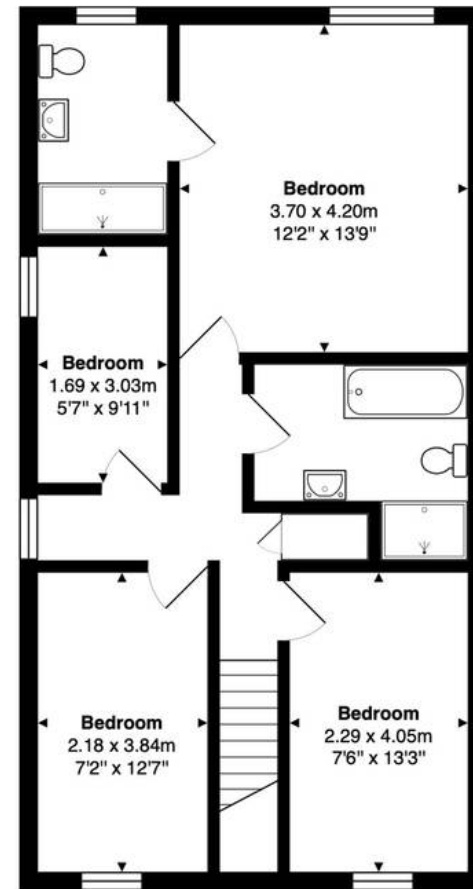
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 71.0 m² ... 764 ft²



First Floor
Area: 60.0 m² ... 646 ft²

Total Area: 131.0 m² ... 1410 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 double glazed window to side aspect, stairs rising to first floor landing, large built in storage cupboard, wood effect flooring, radiator, open to the kitchen and door to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled walls, wood effect flooring, chrome heated towel rail.

Kitchen

17' 11" x 10' 11" (5.46m x 3.32m)

With double glazed window and door to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, space for American style fridge/freezer, integrated appliances, tiled flooring, radiator, door to:

Living/Dining Room

17' 11" x 20' 1" (5.46m x 6.11m)

With double glazed window and sliding doors to the rear garden, tiled flooring, two radiators, air conditioning unit, built in shelving and cupboard unit to alcove.

First Floor Landing

With double glazed window to side aspect, radiator, built in storage cupboard, loft access, doors to:

Bedroom One

12' 2" x 13' 9" (3.70m x 4.20m)

With double glazed window to rear aspect, radiator, air conditioning unit, door to:

En Suite 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, dual flush wc, fully tiled, chrome heated towel rail.



Bedroom Two

7' 6" x 13' 3" (2.29m x 4.05m)

With double glazed window to front aspect, radiator, air conditioning unit.

Bedroom Three

7' 2" x 12' 7" (2.18m x 3.84m)

With double glazed window to front aspect, radiator, air conditioning unit.

Bedroom Four

5' 7" x 9' 11" (1.69m x 3.03m)

With double glazed window to side aspect, radiator, air conditioning unit.

Bathroom

Fitted with a suite comprising panel enclosed bath, separate shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled, chrome heated towel rail.





REAR GARDEN

Low maintenance landscaped rear garden laid with decking and paving with raised beds, timber garden shed and gated access to the front of the property.

DRIVEWAY

2 Parking Spaces

Driveway providing off street parking for two vehicles and access to the external storage area/former garage.







Elliot Heath Estate Agents

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