



**Elliot Heath**  
ESTATE AGENTS

**51 Parnel Road, WARE**  
Guide Price £535,000

# 51 Parnel Road

WARE, Ware

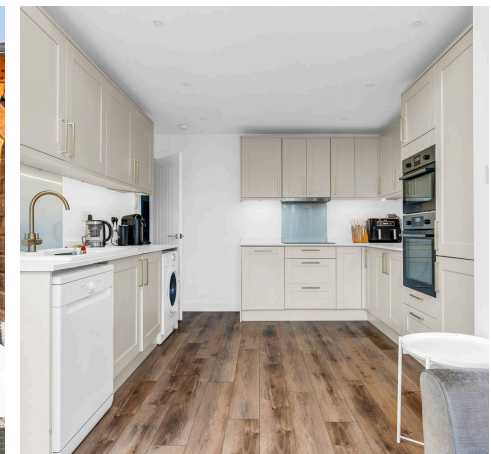
Elliot Heath presents this stylish 4-bed home set over three floors, featuring a modern kitchen/diner opening to the garden, spacious living areas, driveway parking, & a great location near Ware town.

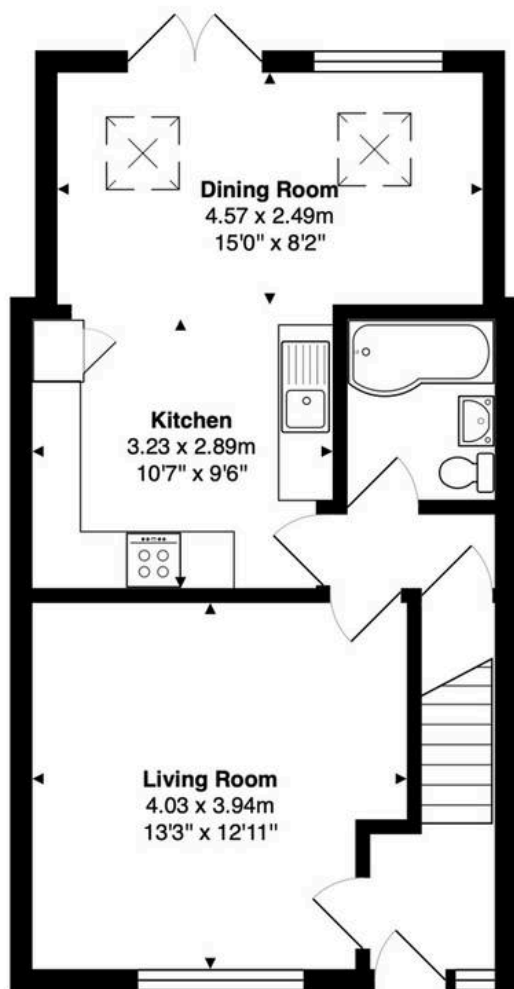
Council Tax band: C

Tenure: Freehold

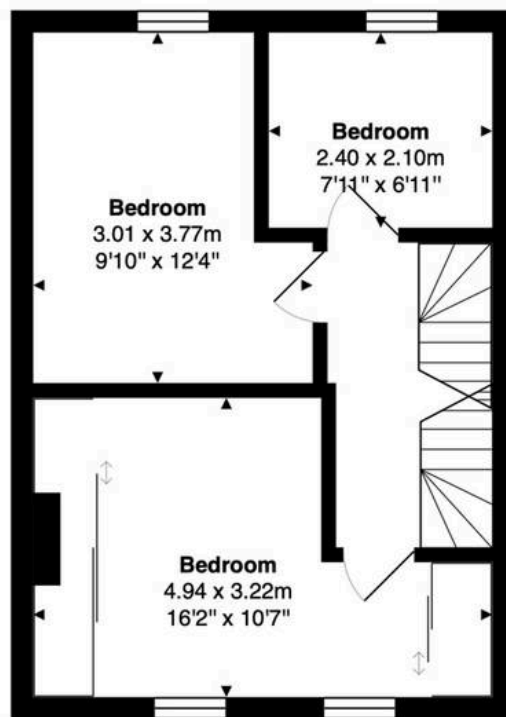
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>



**First Floor**  
Area: 35.3 m<sup>2</sup> ... 380 ft<sup>2</sup>



**Second Floor**  
Area: 27.8 m<sup>2</sup> ... 299 ft<sup>2</sup>

**Total Area: 109.9 m<sup>2</sup> ... 1183 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 double glazed window to front aspect, stairs rising to first floor landing, wood effect flooring, radiator, door to:

### Living Room

13' 3" x 12' 11" (4.03m x 3.94m)

With double glazed window to front aspect, radiator, panelling to chimney breast, fitted shelving and storage to alcoves, door to:

### Inner Lobby

With built in storage cupboard, wood effect flooring, doors to:

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Kitchen

10' 7" x 9' 6" (3.23m x 2.89m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, glass splash back areas, wood effect flooring, open to:

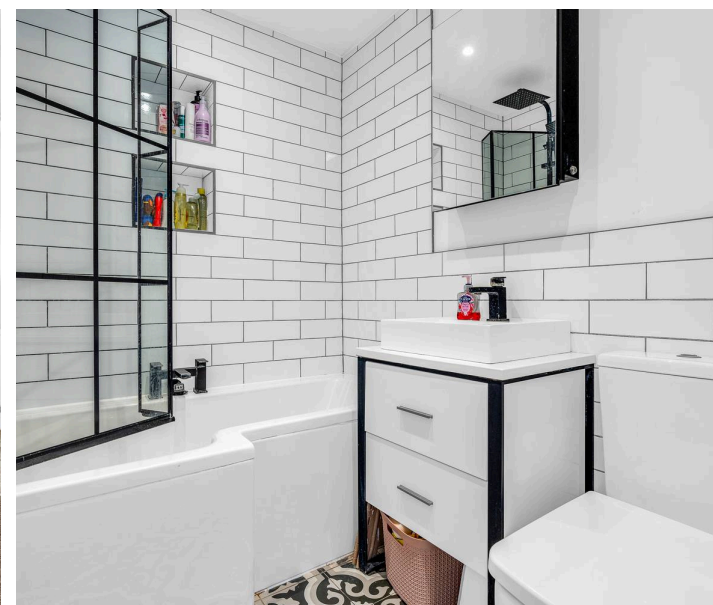
### Dining Room

15' 0" x 8' 2" (4.57m x 2.49m)

With double glazed window and double doors to the rear garden together with two skylight windows, vertical radiator, panelling to one wall.

### First Floor Landing

With stairs rising to second floor landing, doors to:



**Bedroom Two**

16' 2" x 10' 7" (4.94m x 3.22m)

With two double glazed windows to front aspect, radiator, two built in wardrobe cupboards with sliding doors, panelling to one wall, wood effect flooring.

**Bedroom Three**

9' 11" x 12' 4" (3.01m x 3.77m)

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

**Bedroom Four**

7' 10" x 6' 11" (2.40m x 2.10m)

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

**Second Floor Landing**

With skylight window and door to:

**Bedroom One**

9' 11" x 17' 9" (3.03m x 5.40m)

With double glazed window to rear aspect and skylight window to front aspect, radiator, fitted with a range of bedroom furniture, access to eaves storage, door to:

**En Suite Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in tied shower, vanity unit with circular wash hand basin, dual flush wc, panelling to half height, tiled flooring, radiator.





## REAR GARDEN

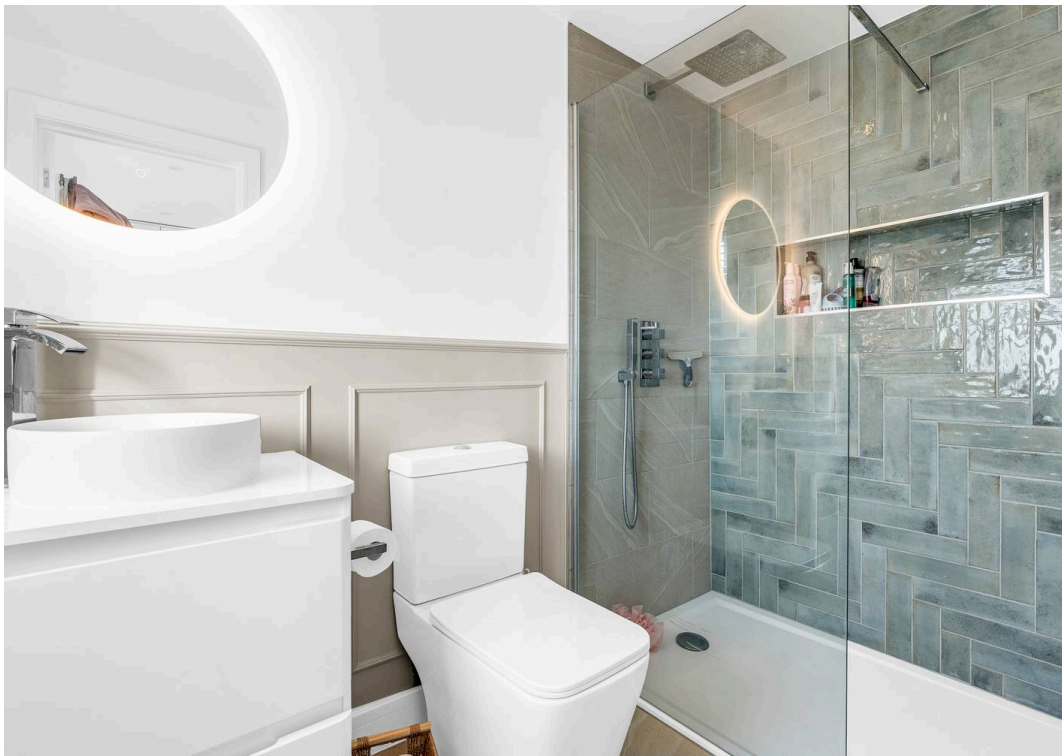
The rear garden has been landscaped to provide an attractive low maintenance garden with paved seating areas, large pergola, artificial lawn, raised beds and gated access to the front.

## DRIVEWAY

2 Parking Spaces

Gravel driveway providing off street parking for two vehicles.







## Elliot Heath Estate Agents

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