



**Elliot Heath**  
ESTATE AGENTS

**34 Watton Road, Ware**  
Offers Over **£550,000**

# 34 Watton Road

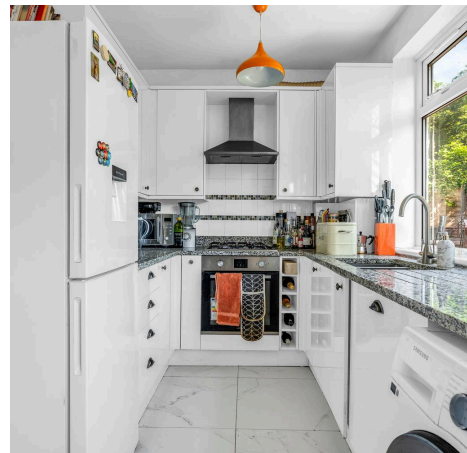
Ware, Ware

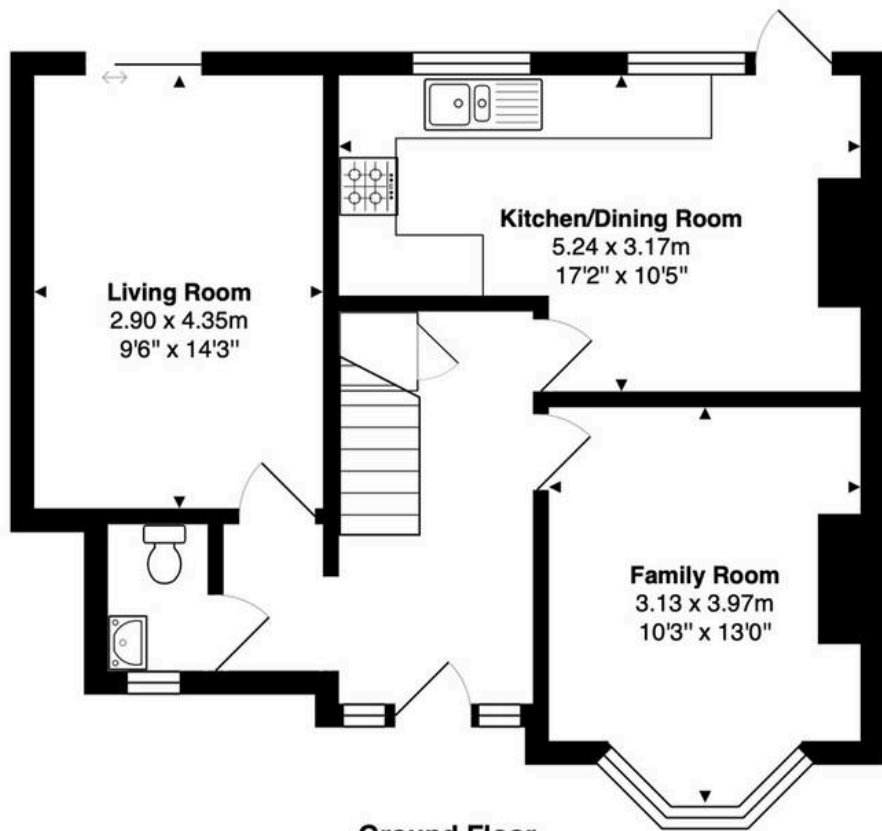
Attractive 4-bed 1930s semi-detached home near Ware High Street. Spacious layout with garden, open-plan kitchen/dining, and easy access to station and road links. Contact Elliot Heath to view. Council Tax band: D

Tenure: Freehold

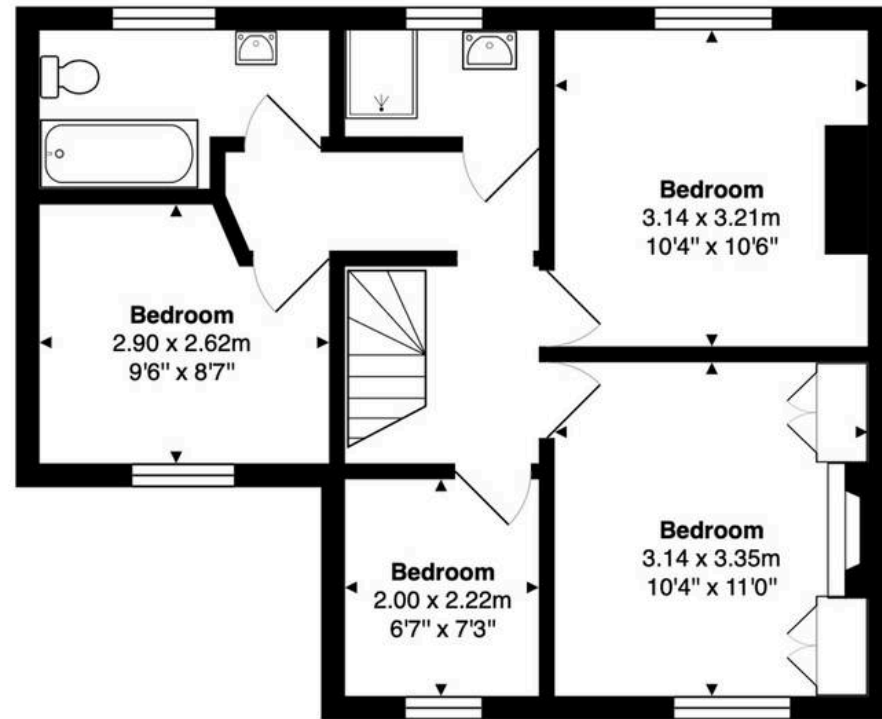
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>



**First Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

Total Area: 100.5 m<sup>2</sup> ... 1082 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 windows to front aspect, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Family Room

10' 3" x 13' 0" (3.13m x 3.97m)

With double glazed bay window to front aspect, radiator, wood flooring.

### Kitchen/Dining Room

17' 2" x 10' 5" (5.24m x 3.17m)

With double glazed windows and door to the rear garden. Fitted with a range of wall and base storage units with High quality granite work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

### Living Room

9' 6" x 14' 3" (2.90m x 4.35m)

With double glazed sliding doors to the rear garden, wood flooring, radiator.

### First Floor Landing

With loft access, radiator, doors to:

### Bedroom One

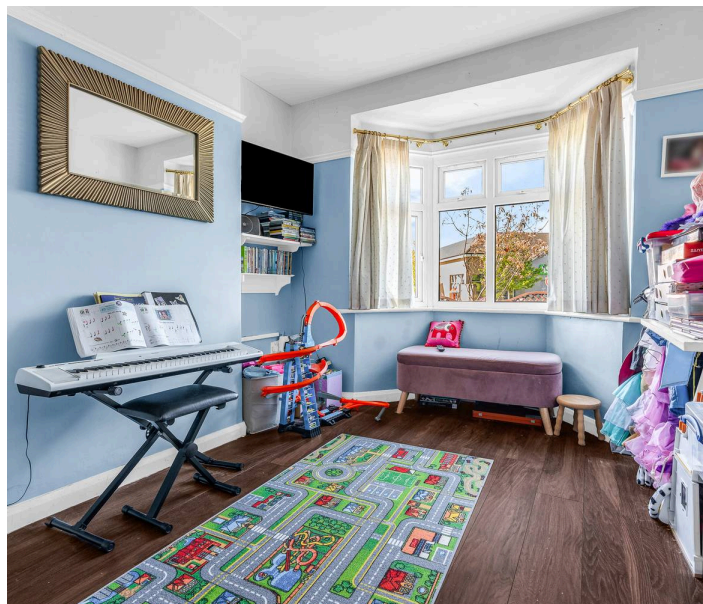
10' 4" x 11' 0" (3.14m x 3.35m)

With double glazed window to front aspect, radiator, attractive feature fireplace, fitted wardrobe cupboards.

### Bedroom Two

10' 4" x 10' 6" (3.14m x 3.21m)

With double glazed window to rear aspect, radiator.



**Bedroom Two**

10' 4" x 10' 6" (3.14m x 3.21m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

9' 6" x 8' 7" (2.90m x 2.62m)

With double glazed window to front aspect, radiator.

**Bedroom Four**

6' 7" x 7' 3" (2.00m x 2.22m)

With double glazed window to front aspect, radiator.

**Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, wall hung wash hand basin, fully tiled, radiator.

**Bathroom**

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





### **FRONT GARDEN**

Enclosed front garden with attractive planting and access to the rear garden.

### **REAR GARDEN**

Mainly laid to lawn with decked and paved seating areas, mature trees & shrubs, fenced perimeters.







## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)