



**Elliot Heath**  
ESTATE AGENTS

**42 Cozens Road, WARE**  
Guide Price **£600,000**

# 42 Cozens Road

WARE, Ware

Extended 4-bed semi-detached family home backing onto open fields with stunning views. Spacious & versatile accommodation, new carpets, landscaped garden, garage, driveway parking & no onward chain.

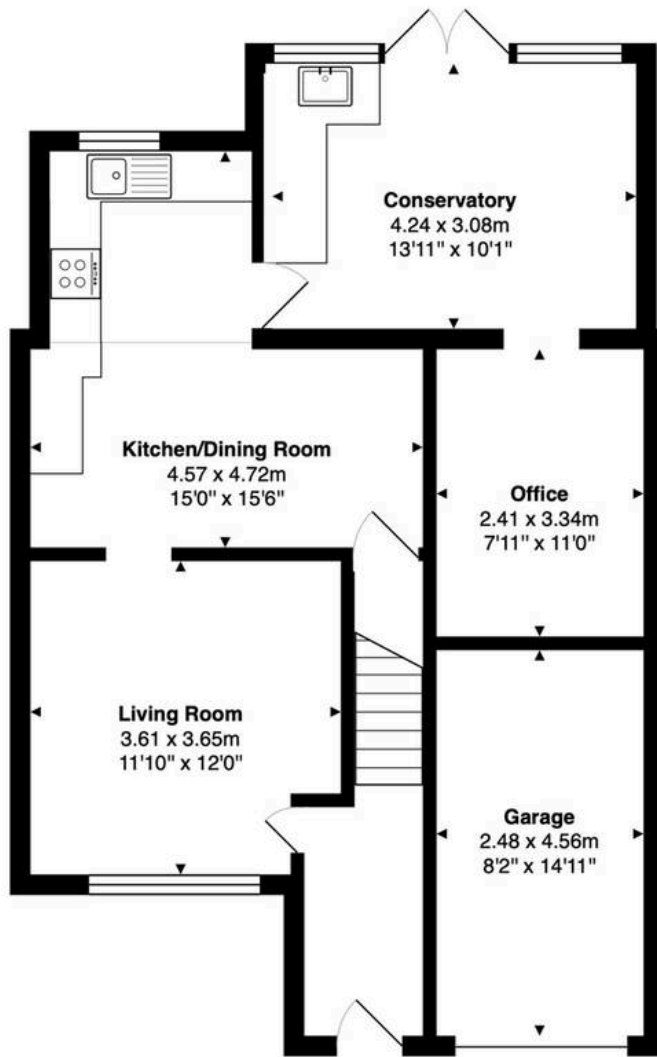
Council Tax band: D

Tenure: Freehold

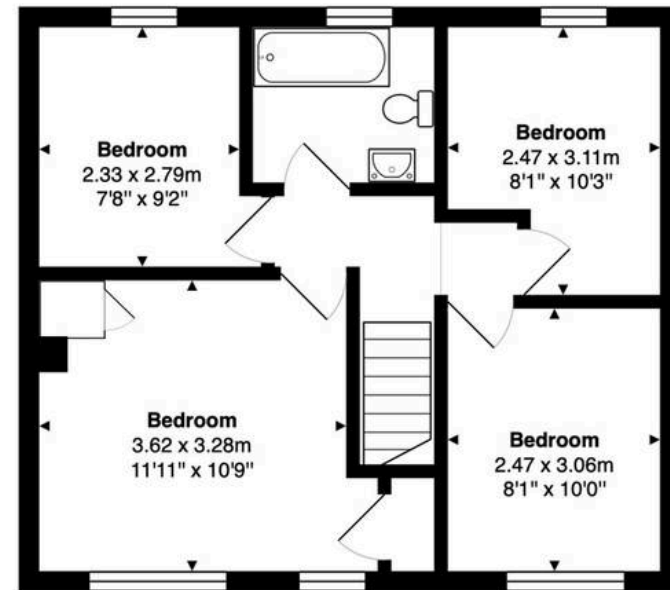
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>



**First Floor**  
Area: 45.8 m<sup>2</sup> ... 492 ft<sup>2</sup>

**Total Area: 116.9 m<sup>2</sup> ... 1259 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 stairs rising to first floor landing with newly fitted carpet, radiator, wood effect flooring, door to:

### Living Room

11' 10" x 12' 0" (3.61m x 3.65m)

With double glazed window to front aspect, radiator, feature fireplace, newly fitted carpet, open to:

### Kitchen/Dining Room

15' 0" x 15' 6" (4.57m x 4.72m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, understairs storage cupboard, door to:

### Conservatory

13' 11" x 10' 1" (4.24m x 3.08m)

Of brick and double glazed construction with double doors opening onto the rear garden, utility area fitted with base storage units with work surfaces over incorporating a sink and drainer unit, appliances space, open to:

### Office

7' 11" x 10' 11" (2.41m x 3.34m)

With a radiator.

### First Floor Landing

With newly fitted carpet, loft access and doors to:

### Bedroom One

11' 11" x 10' 9" (3.62m x 3.28m)

With two double glazed windows to front aspect, radiator, wood effect flooring, two built in storage cupboards.

### Bedroom Two

8' 1" x 10' 0" (2.47m x 3.06m)

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



**Bedroom Three**

8' 1" x 10' 2" (2.47m x 3.11m)

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

**Bedroom Four**

7' 8" x 9' 2" (2.33m x 2.79m)

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

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





#### **FRONT GARDEN**

Low maintenance front garden laid with gravel and mature tree. Gated access to the rear garden.

#### **REAR GARDEN**

Large rear garden laid to lawn with raised beds backing directly onto open fields with picturesque views, patio seating areas and garden store.

#### **DRIVEWAY**

2 Parking Spaces

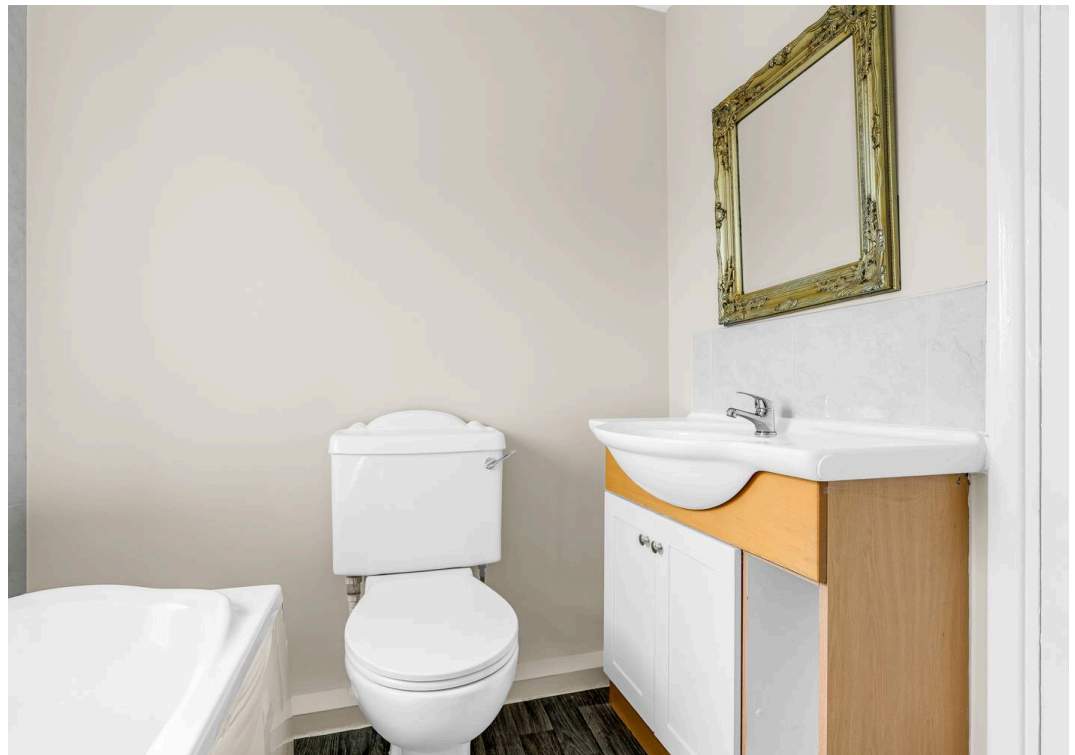
Driveway to the front of the property providing off street parking and access to the integral garage.

#### **GARAGE**

Single Garage

Integral garage measuring approximately 2.48 x 4.56 (8'2 x 14'11) with double doors to front aspect.







## Elliot Heath Estate Agents

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