



**Elliot Heath**  
ESTATE AGENTS

**14 Myddleton Road, WARE**  
Guide Price **£1,300,000**

# 14 Myddleton Road

WARE, Ware

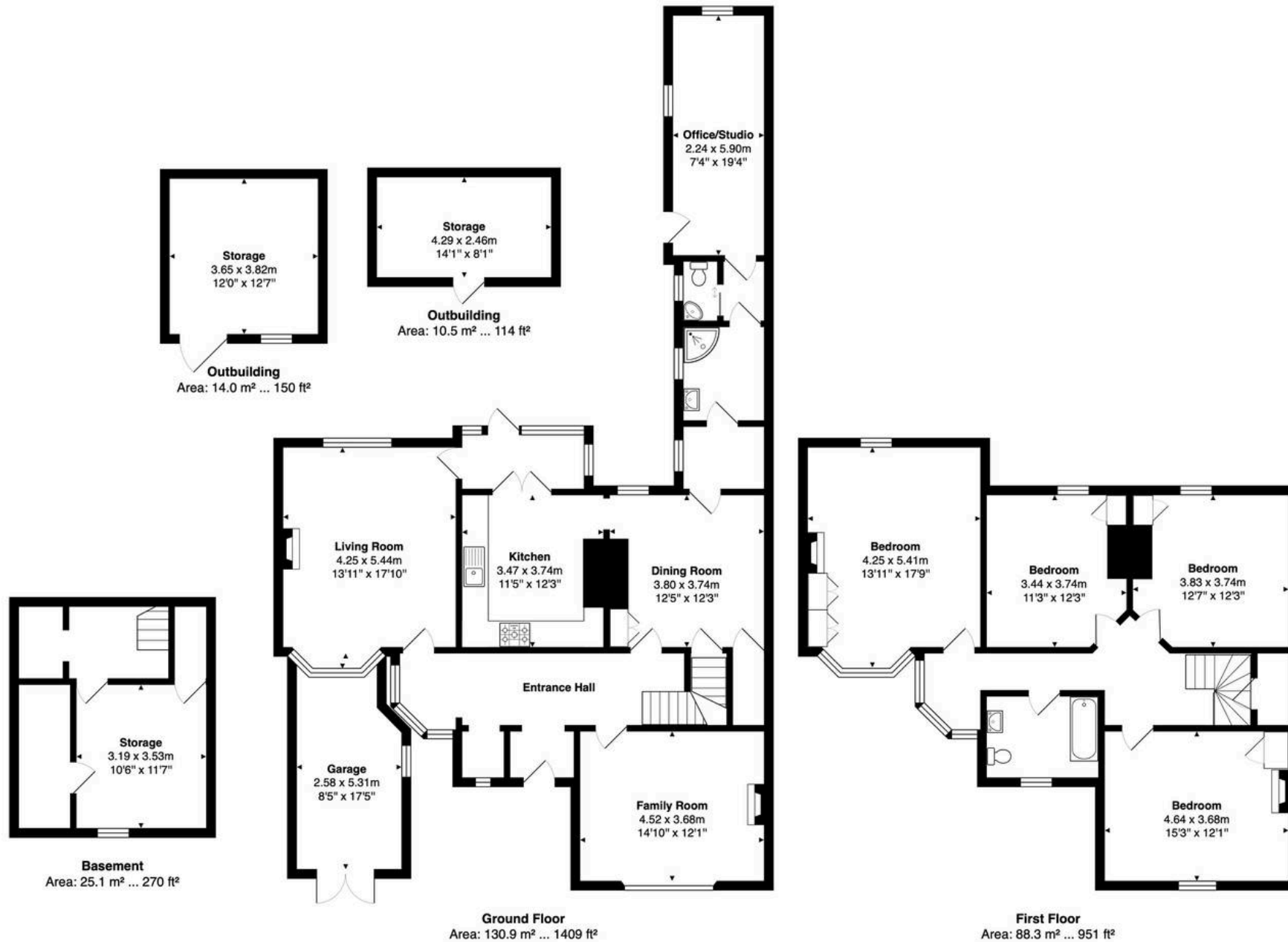
Elegant 1869 Victorian landmark on a peaceful tree-lined road, moments from Ware station. Rich in period features, versatile accommodation and exceptional mature gardens over a third of an acre. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 268.8 m<sup>2</sup> ... 2894 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 attractive bay window, wood flooring, stairs rising to first floor landing, radiator, built in storage cupboard, doors to:

### Family Room

14' 10" x 12' 1" (4.52m x 3.68m)

With sash style window to front aspect, radiator, wood flooring, feature fireplace.

### Living Room

13' 11" x 17' 10" (4.25m x 5.44m)

Dual aspect with bay window to front aspect and sash style window to rear aspect, working fireplace, beautiful ornate mouldings and cornices, two vertical radiators, door to:

### Conservatory

Of glazed construction with door to the rear garden, attractive original tiled flooring, radiator, door to:

### Kitchen

11' 5" x 12' 3" (3.47m x 3.74m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, radiator, herringbone flooring, open to:

### Dining Room

12' 6" x 12' 3" (3.80m x 3.74m)

With sash style window to rear aspect, radiator, two built in storage cupboard, door to basement, door to entrance hall and door to:

### Utility Area

With window to rear aspect, radiator, appliance space, tiled flooring, door to:

### Shower Room

With window to rear aspect. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, tiled flooring, chrome heated towel rail, steps up to:

### Inner Lobby

With tiled flooring and doors to:



**WC**

With sash style window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wall hung wash hand basin, fully tiled, radiator.

**Office/Studio**

7' 4" x 19' 4" (2.24m x 5.90m)

Dual aspect with two sash style windows and door to the rear garden, wood flooring, vertical radiator.

**Basement**

With access to a storage area and door to:

**Storage**

10' 6" x 11' 7" (3.19m x 3.53m)

With window to front aspect and access to two storage areas.

**First Floor Landing**

With attractive bay window, built in storage cupboard, loft access, vertical radiator, doors to:

**Bedroom One**

13' 11" x 17' 9" (4.25m x 5.41m)

Dual aspect with sash style windows to front and rear aspect, wood flooring, two radiators, fitted wardrobe cupboards, attractive cast iron fireplace.

**Bedroom Two**

15' 3" x 12' 1" (4.64m x 3.68m)

With sash style window to front aspect, radiator, built in storage cupboard, wood flooring, attractive fireplace.

**Bedroom Three**

12' 7" x 12' 3" (3.83m x 3.74m)

With sash style window to rear aspect, radiator, built in storage cupboard.

**Bedroom Four**

11' 3" x 12' 3" (3.44m x 3.74m)

With sash style window to rear aspect, radiator, built in storage cupboard.





### **Bathroom**

With sash style window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.

### **Front Garden**

Attractive stone paved front garden.

### **Rear Garden**

Of particular note are the exceptionally large and quite stunning mature gardens, with the overall plot extending to over a third of an acre, a real rarity in the heart of the town. The gardens are truly magical and a paradise for keen gardeners, featuring expansive lawned areas, beautifully stocked flower beds, and an abundance of mature trees and shrubs. A generous al fresco entertaining area, complete with an attractive pergola, offers the perfect setting for outdoor dining and relaxation. A charming timber-framed stable forms part of the useful outbuildings, while all paving is laid in original York stone.

### **Driveway**

2 Parking Spaces

Driveway providing off street parking and access to the garage.

### **Garage**

Single Garage

Detached garage.











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