Elliot Heath
ESTATE AGENTS

22 Southall Close, WARE

Guide Price **£500,000**

22 Southall Close

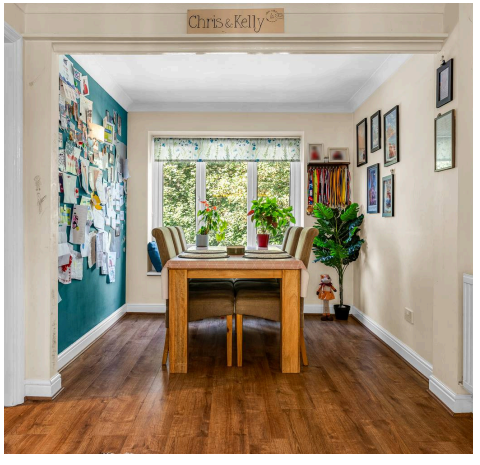
WARE, Ware

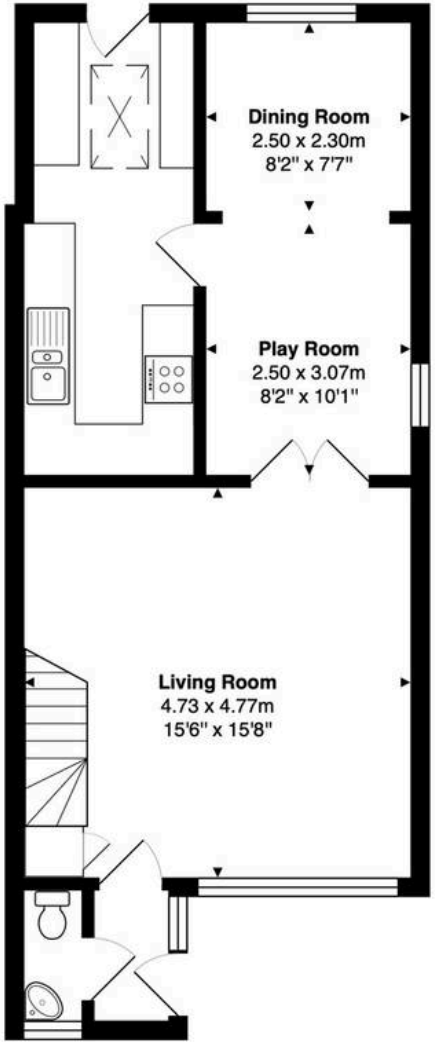
Spacious 3-bed semi in quiet cul-de-sac near town centre. Attractive views, generous gardens, off-street parking, en bloc garage. Downstairs WC, living room, playroom, dining room, kitchen, bathroom. Council Tax band: D

Tenure: Freehold

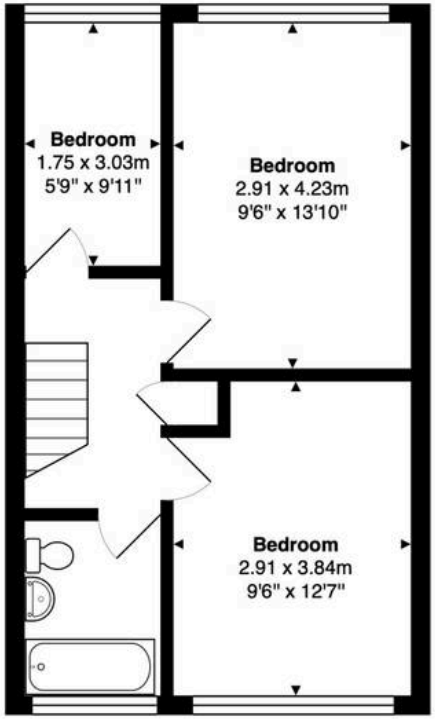
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

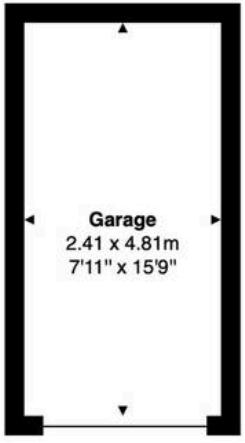




Ground Floor
Area: 52.2 m² ... 562 ft²



First Floor
Area: 38.9 m² ... 419 ft²



Outbuilding
Area: 11.6 m² ... 125 ft²

Total Area: 102.7 m² ... 1106 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 Lobby
With double glazed window to front aspect and 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.

Living Room
15' 6" x 15' 8" (4.73m x 4.77m)
With double glazed window to front aspect, stairs rising to first floor landing, built in storage cupboard, radiator, wood flooring, feature fireplace with log burning stove, double doors to:

Play Room
8' 2" x 10' 1" (2.50m x 3.07m)
With double glazed window to side aspect, wood flooring, radiator, open to:

Dining Room
8' 2" x 7' 7" (2.50m x 2.30m)
With double glazed window to rear aspect overlooking the garden, wood flooring, door to:

Kitchen
With double glazed door to the rear garden and skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas.

First Floor Landing
With built in storage cupboard, doors to:

Bedroom One
9' 7" x 13' 11" (2.91m x 4.23m)
With double glazed window to rear aspect, radiator.

Bedroom Two
9' 7" x 12' 7" (2.91m x 3.84m)
With double glazed window to front aspect, radiator.

Bedroom Three
5' 9" x 9' 11" (1.75m x 3.03m)
With double glazed window to rear aspect, radiator.

Bathroom
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin with cupboard below, low flush wc, tiled splash back areas, tiled flooring, radiator.

FRONT GARDEN

Front garden with mature planting and gated access to the rear garden.

REAR GARDEN

A particular feature of the property is the large rear garden with decked seating area and steps down to patio area on two levels. There is a wide variety of mature flowers and shrubs with lawned area to the side, outside tap and gated access to front. To the bottom of the garden is space for a large shed/workshop with power and light connected.

OFF STREET

1 Parking Space

Hardstanding to the front of the property provides off street parking for one small vehicle.

GARAGE EN BLOC

1 Parking Space

Single garage arranged en bloc.

MYLO

BLACK CAT
WASH YOUR PAWS

Elliot Heath Estate Agents

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