

Elliot Heath
ESTATE AGENTS

61 Musley Lane, Ware

Guide Price **£560,000**

61 Musley Lane

Ware

No chain.. Extended 4-bed end-of-terrace home on sought-after Musley Lane, Ware. Spacious accommodation over 3 floors, elevated views, garden, parking and easy access to the town centre and station.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

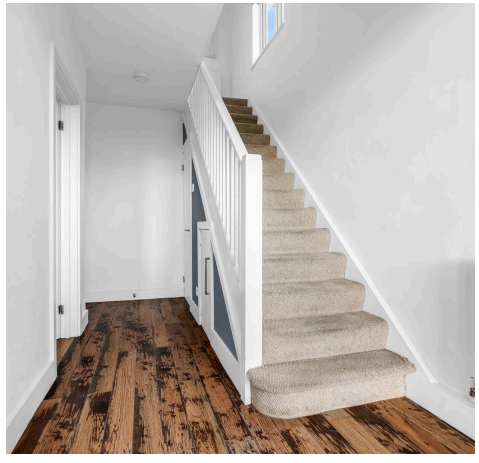
EPC Environmental Impact Rating: D

- Extended 4-Bed End-Of-Terrace
- Elevated Position On Highly Regarded Road
- Ample Off-Street Parking







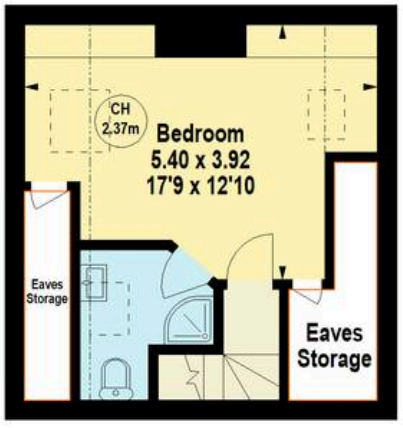


Musley Lane, SG12

Approximate Area = 121.88 sq m / 1312 sq ft
(Including Eaves Storage)
Eaves Storage = 5.76 sq m / 62 sq ft

Key :
CH - Ceiling Height

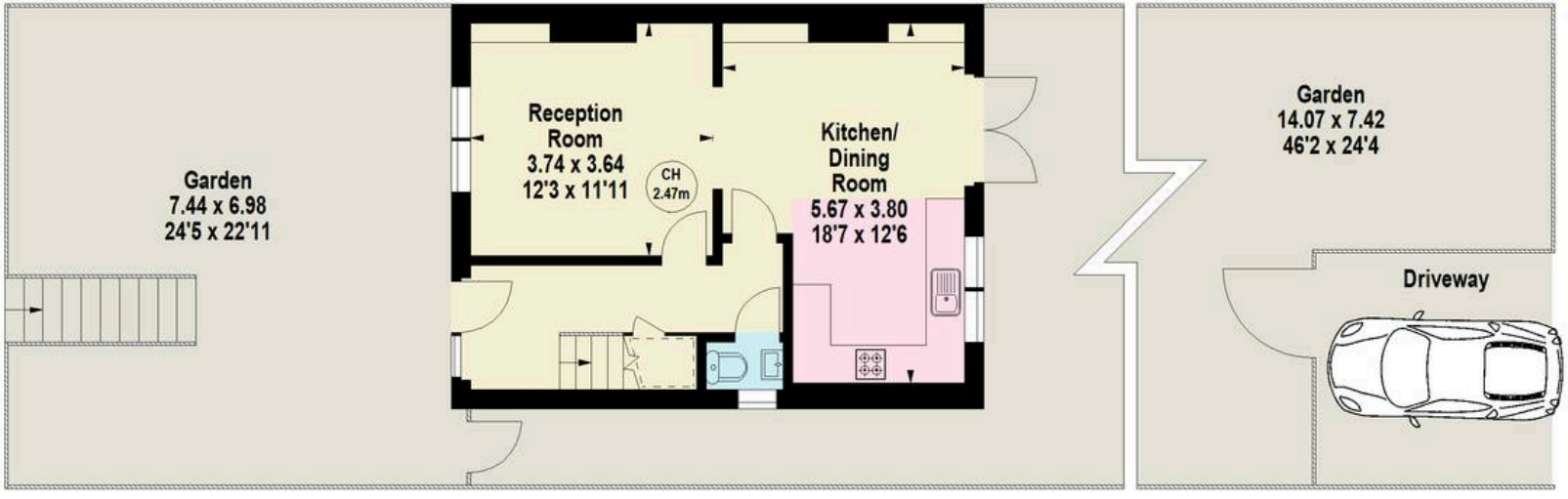




Second Floor
Approx. 31.03 sq m / 334 sq ft



First Floor
Approx. 46.08 sq m / 496 sq ft



Ground Floor
Approx. 44.78 sq m / 482 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Entrance Hall
With wood effect flooring, radiator, stairs rising to first floor landing, under stairs cupboard, doors to:

Downstairs WC
With double glazed window to the side aspect. Fitted with a suite comprising low level WC, wash hand basin, wood effect flooring, radiator.

Reception Room
12' 3" x 11' 11" (3.74m x 3.64m)
With double glazed window to the front aspect, wood effect flooring, decorative black tiled recess fireplace, built in storage cupboards and shelving to one alcove, radiator, open to:

Kitchen/Dining Room
18' 7" x 12' 6" (5.67m x 3.80m)

Dining Room
With double glazed French doors leading to the rear garden, wood effect flooring, decorative recess fireplace, built in storage cupboards and shelving to alcoves, two radiators, open to:

Kitchen
With double glazed window to the rear aspect. Fitted with a range of cream gloss base and wall storage units finished with walnut wood work surfaces with an inset stainless steel sink and drainer unit, integrated oven and four ring gas hob with extractor fan over, integrated washing machine, space for fridge freezer, wood effect flooring.







Bedroom Two
12' 6" x 11' 0" (3.80m x 3.35m)
With double glazed window to front aspect, radiator.

Bedroom Three
12' 6" x 9' 7" (3.82m x 2.93m)
With double glazed window to rear aspect, radiator, recessed wardrobe cupboard and further built in storage cupboard.

Bedroom Four
7' 9" x 7' 6" (2.36m x 2.29m)
With double glazed window to front aspect, radiator.

Bathroom
With double glazed window to the rear aspect. Fitted with a suite comprising dual flush WC, vanity unit with inset wash hand basin, panel enclosed bath with shower over and glass shower screen, chrome heated towel rail, fully tiled.

Second Floor Landing
With door to:

Bedroom One
17' 9" x 12' 10" (5.40m x 3.92m)
A spacious converted bedroom featuring a Velux skylight to front and rear aspects, storage cupboard housing the boiler and hot water tank, under eaves storage, door to:

En Suite Shower Room
With Velux window to front aspect. Fitted with a suite comprising dual flush WC, wash hand basin, corner glass shower unit, tiled splash back areas, tiled flooring, chrome heated towel rail.









FRONT GARDEN

There is an elevated front garden offering a range of mature shrub and plant borders with steps leading up to the property, gated access to the rear garden.

REAR GARDEN

Enclosed with panel fencing is a low maintenance lawned garden with decked seating area.

DRIVEWAY

2 Parking Spaces

Private off street parking to the rear.











Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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