



96 Cromwell Road | Ware | SG12 7LD

Asking Price £450,000

A very spacious and well presented semi-detached house with garage/workshop and driveway, offering accommodation to include two double bedrooms and a large lounge/diner, modern kitchen, with appliances included, and a good size bathroom with four piece suite inc. shower cubicle. Features include gas fired central heating, full double glazing and rear garden with brick-built shed. An early viewing is highly recommended. NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Storm Porch

uPVC front door leading into:

Entrance Hall

Stairs to first floor with cupboard under. Radiator with cover. Doors to lounge/diner and:

Kitchen

10'0 x 7'9 (3.05m x 2.36m)

uPVC double glazed window to front & side aspects. Range of units incorporating wall & base cupboards, drawers and roll top worktops with stainless steel sink unit, chrome mixer tap and tiled splashbacks. Appliances comprising brushed stainless steel double oven with four ring gas hob above and extractor unit over, freestanding fridge/freezer and washing machine. Inset downlights. Pantry cupboard. Radiator. Wood laminate flooring. uPVC double glazed with factory fitted cat flap leading to side passage.

Lounge/Diner

25'11 x 16'0 (7.90m x 4.88m)

Dining Area

16'0 x 0'0 (4.88m x 0.00m)

uPVC double glazed window to side. Wood laminate flooring. Fireplace with mantle over. Radiator. Open to:

Lounge Area

16'0 x 0'0 (4.88m x 0.00m)

Wood laminate flooring. Two radiators. TV aerial point. uPVC double glazed patio doors with side panels, leading to rear garden.

First Floor Landing

Doors to bedrooms and bathroom. Access to loft space.

Bedroom One

17'6 x 16'3 (5.33m x 4.95m)

uPVC double glazed window to rear and two small uPVC double glazed windows to side. Two radiators.

Bedroom Two

13'0 x 8'10 (3.96m x 2.69m)

uPVC double glazed window to front. Built-in wardrobe. Radiator.

Bathroom

uPVC double glazed window to rear with obscured glass. Modern three piece white suite comprising panel enclosed bath with side mixer tap, low flush WC and vanity unit with inset wash hand basin. Half tiled walls. Separate fully tiled corner shower cubicle with Triton electric shower and inset downlights. Stone effect ceramic floor tiles. Linen cupboard. Chrome and white retro style radiator.

Front Garden

Mainly laid to shingle with flower borders. Wooden gate to side leading to rear garden.

Outside Store/Shed

9'8 x 4'6 (2.95m x 1.37m)

Brick-built storage shed with wooden flooring and timber double doors.

Side Passageway

Leading to rear garden and:

Rear Garden

Attractive rear garden, enclosed by panel fencing, and with paved patio area extending to side passageway. Outside tap. Short flight of steps up to lawned area. Outside lighting. Personal door to:

Garage/Workshop

16'8 x 17'4 (5.08m x 5.28m)

Large single garage with workshop area. Five windows to side and double wooden doors to:

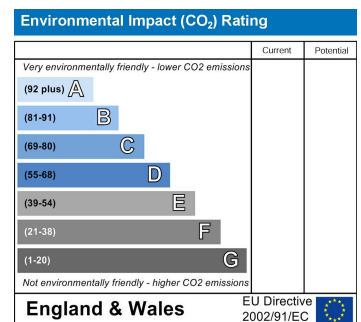
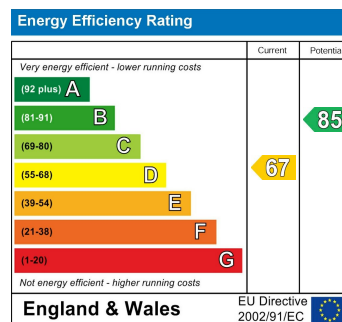
Parking

For one vehicle in front of garage (accessed from Woodley Road).

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate



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