



Elliot Heath
ESTATE AGENTS

29 Ward Close, Ware
In Excess of **£475,000**

29 Ward Close

Ware

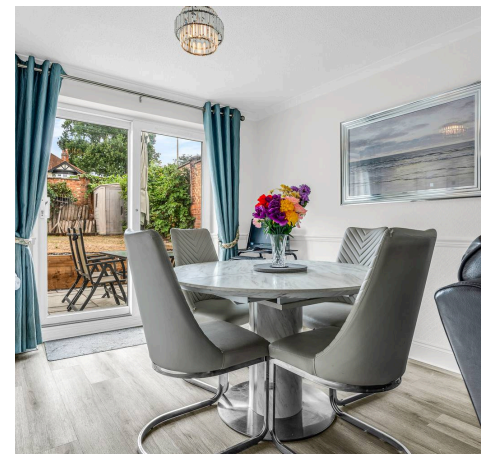
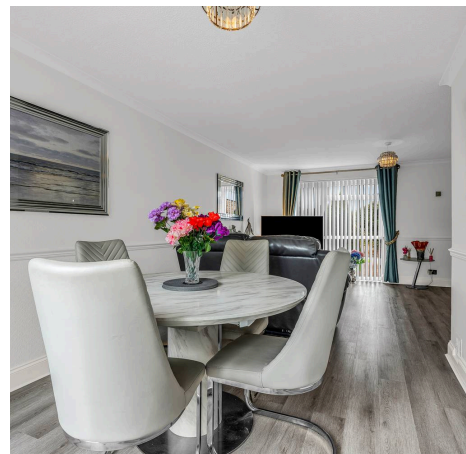
3-bed semi-detached family home on popular development in a sought-after cul-de-sac, featuring spacious living area, landscaped gardens, off-street parking and excellent access to Ware's town centre.

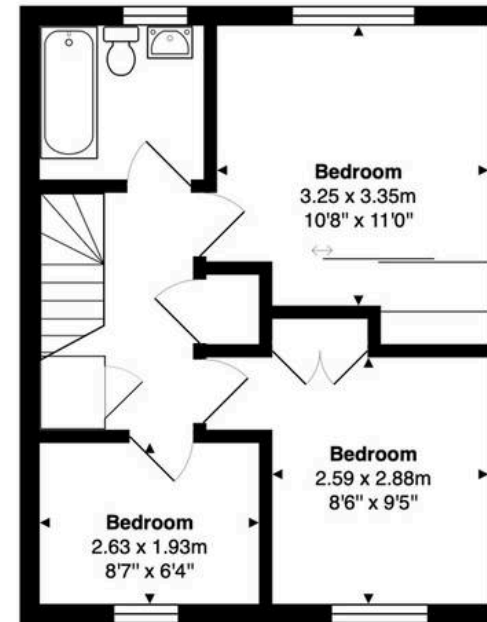
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor
Area: 37.2 m² ... 401 ft²

Total Area: 86.7 m² ... 933 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 built in storage cupboard, wood effect flooring, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, wood effect flooring, door to office/utility.

Office/Utility

8' 0" x 8' 6" (2.43m x 2.60m)

Formally the garage but would lend itself to a utility/office/playroom.

Living/Dining Room

17' 5" x 22' 8" (5.30m x 6.92m)

Dual aspect with double glazed window to front aspect and sliding patio doors to the rear garden, feature fireplace, wood effect flooring, stairs to first floor landing, door to:

Kitchen

7' 8" x 10' 5" (2.33m x 3.18m)

With double glazed window and door onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wood effect flooring.

First Floor Landing

With two built in storage cupboards, loft access and doors to:

Bedroom One

10' 8" x 11' 0" (3.25m x 3.35m)

With double glazed window to rear aspect, built in wardrobe cupboards with mirrored sliding doors, wood effect flooring.



Bedroom Two

8' 6" x 9' 5" (2.59m x 2.88m)

With double glazed window to front aspect, built in wardrobe cupboard, wood effect flooring.

Bedroom Three

8' 8" x 6' 4" (2.63m x 1.93m)

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

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled.





FRONT GARDEN

Beautifully landscaped front garden with gated access to the rear garden.

REAR GARDEN

The southerly aspect rear garden is mainly laid to lawn with paved patio seating area and garden shed.

DRIVEWAY

1 Parking Space

Block paved driveway providing off street parking.







Elliot Heath Estate Agents

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