



Elliot Heath
ESTATE AGENTS

3 Harrow Cottages King George Road, Ware

Guide Price £450,000

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Ware

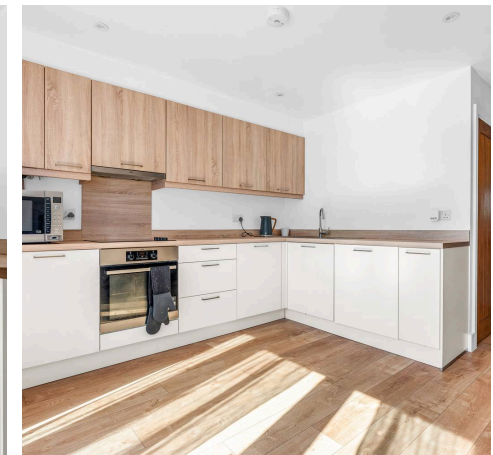
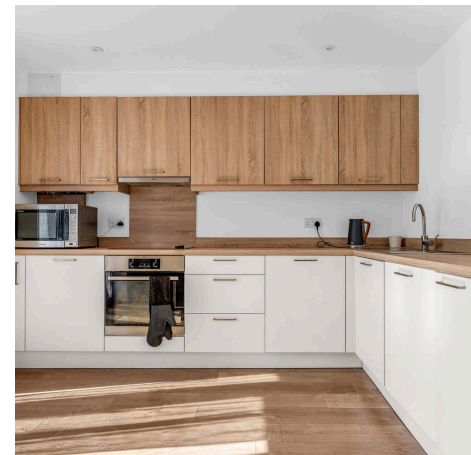
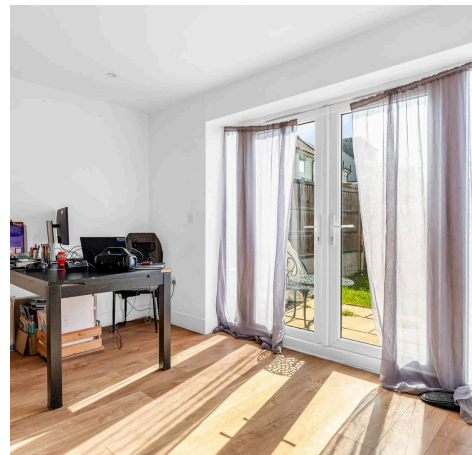
Elliot Heath are pleased to offer this stylish 3-bedroom home close to Ware town centre and station. Featuring open-plan living, a private garden, en-suite to the main bedroom and driveway parking.

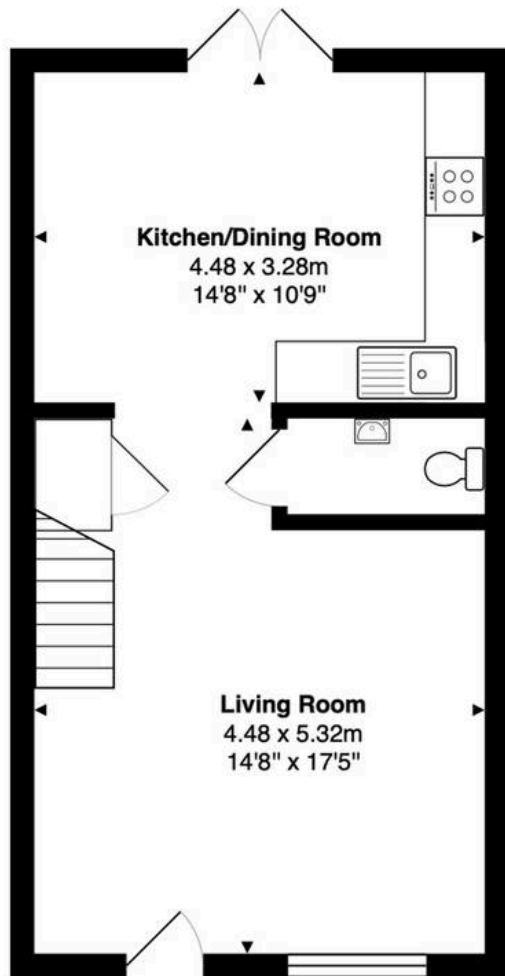
Council Tax band: D

Tenure: Freehold

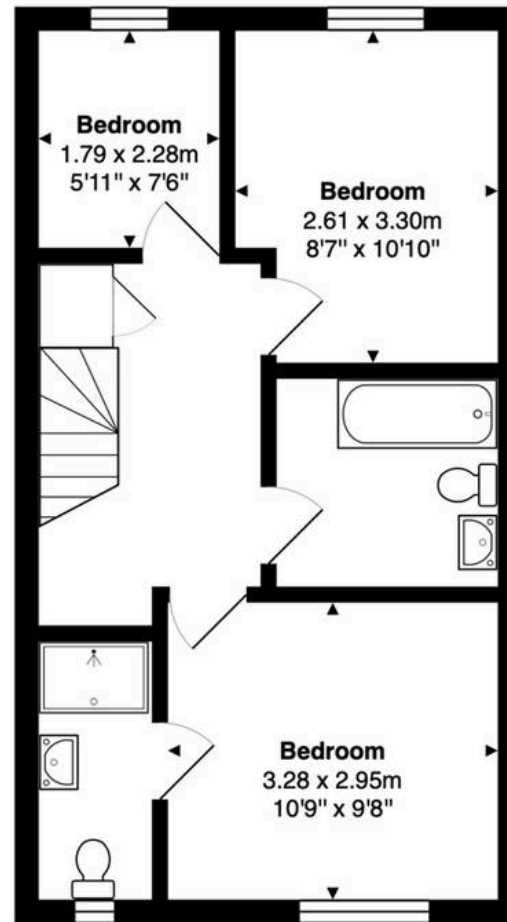
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

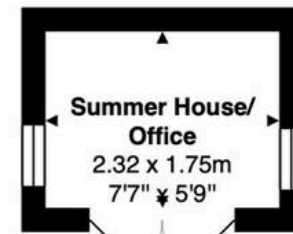




Ground Floor
Area: 39.2 m² ... 422 ft²



First Floor
Area: 39.2 m² ... 422 ft²



Outbuilding
Area: 4.1 m² ... 44 ft²

Total Area: 82.4 m² ... 887 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

Accommodation

Private front entrance door to:

Living Room

14' 8" x 17' 5" (4.48m x 5.32m)

With Upvc double glazed window to front aspect, wood effect flooring, underfloor heating, stairs rising to first floor landing, understairs storage cupboard, open to kitchen/dining room, door to:

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, underfloor heating.

Kitchen/Dining Room

14' 8" x 10' 9" (4.48m x 3.28m)

With Upvc double glazed double doors opening onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, wood effect flooring, underfloor heating.

First Floor Landing

With built in storage cupboard, access to loft, doors to:

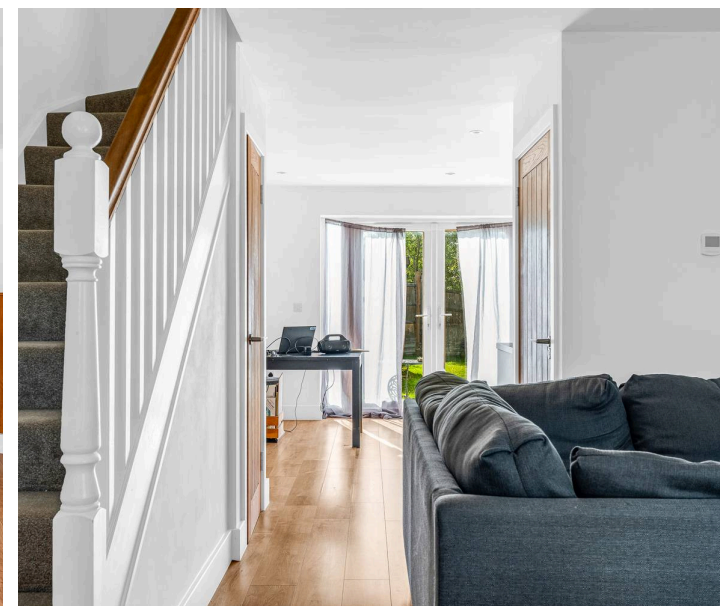
Bedroom One

10' 9" x 9' 8" (3.28m x 2.95m)

With Upvc double glazed window to front aspect, radiator, door to:

En Suite Shower Room

With Upvc double glazed window to front aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.



Bedroom Two

8' 7" x 10' 10" (2.61m x 3.30m)

With Upvc double glazed window to rear aspect, radiator.

Bedroom Three

5' 10" x 7' 6" (1.79m x 2.28m)

With Upvc double glazed window to rear aspect, radiator.

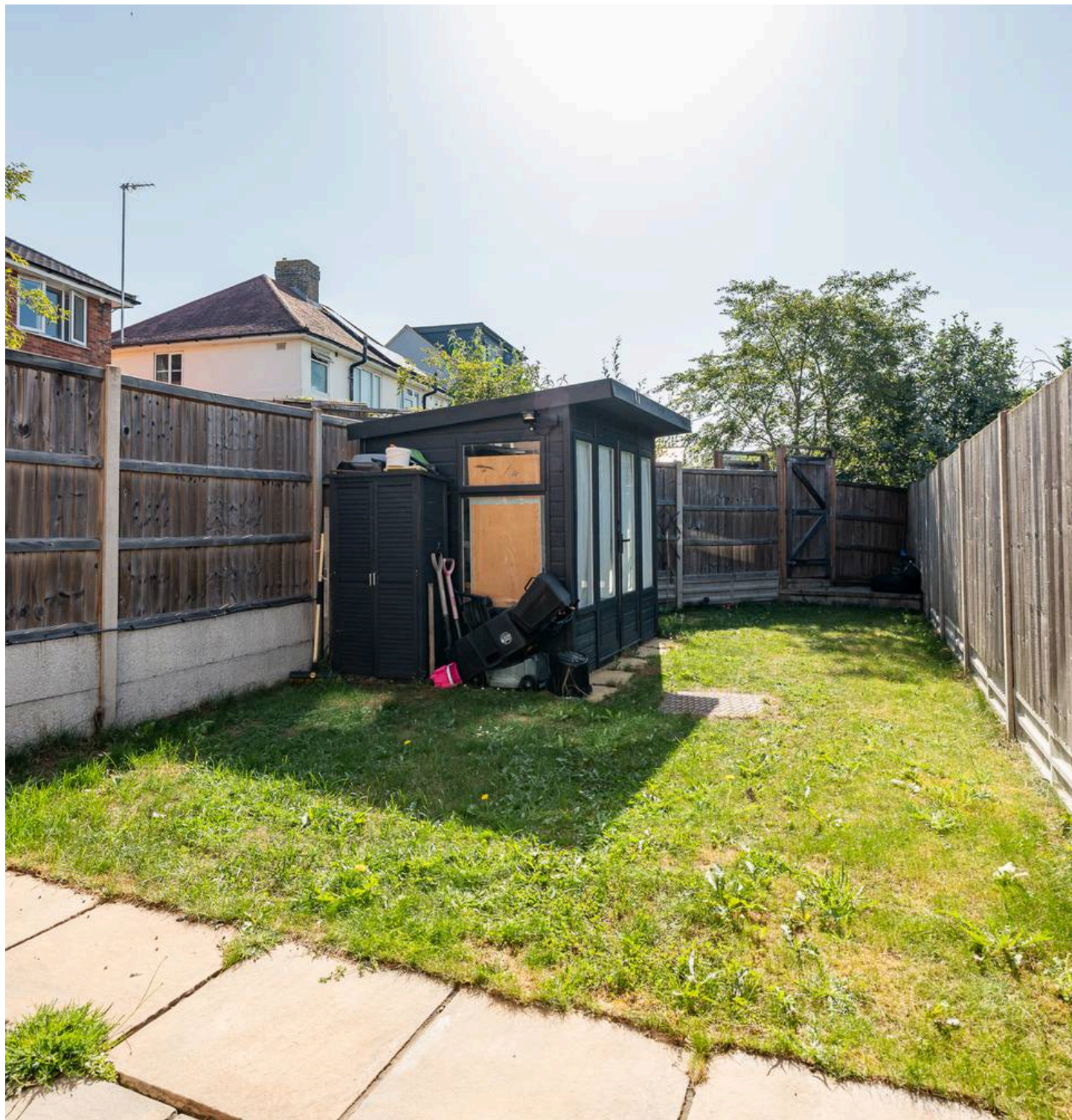
Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Summer House/Office

7' 7" x 5' 9" (2.32m x 1.75m)

Useful detached home office/summer house.





FRONT GARDEN

Attractively planted front garden.

REAR GARDEN

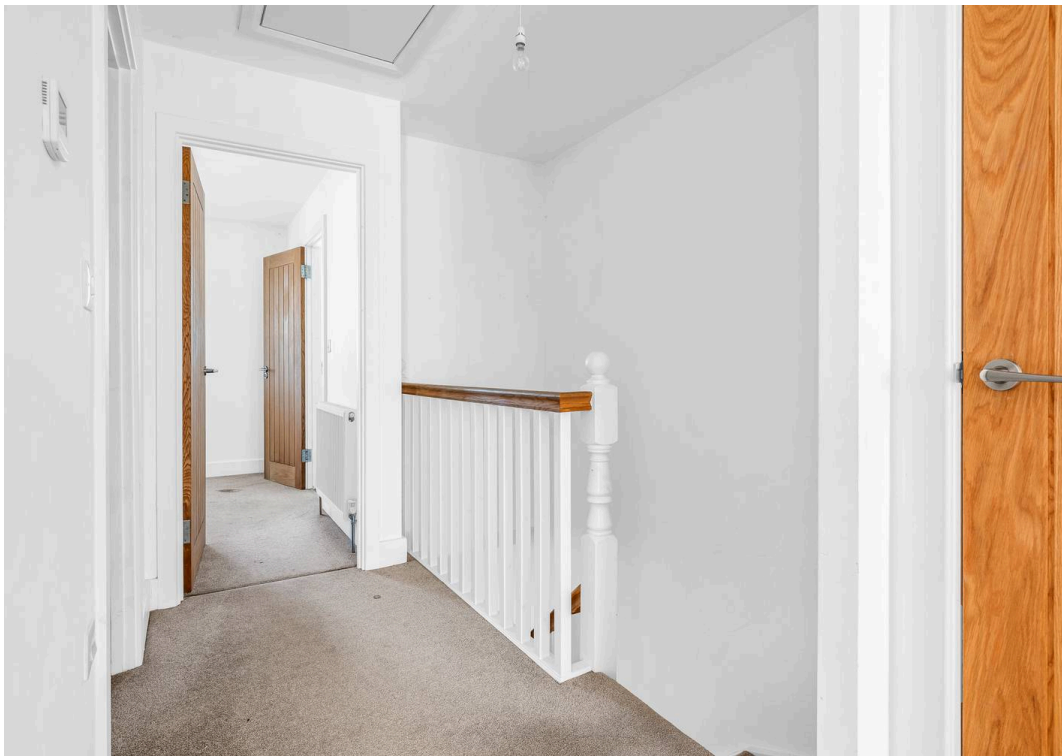
Paved to the immediate rear with the remainder laid to lawn, detached summer house/office and gated access to the rear.

DRIVEWAY

1 Parking Space

Block paved driveway providing off street parking.







Elliot Heath Estate Agents

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