



Elliot Heath
ESTATE AGENTS

2 Musley Hill, WARE
In Excess of **£784,000**

2 Musley Hill

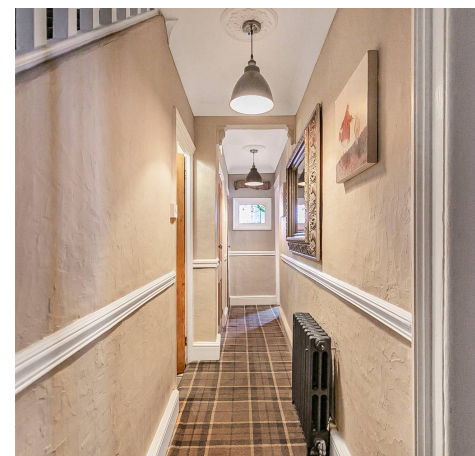
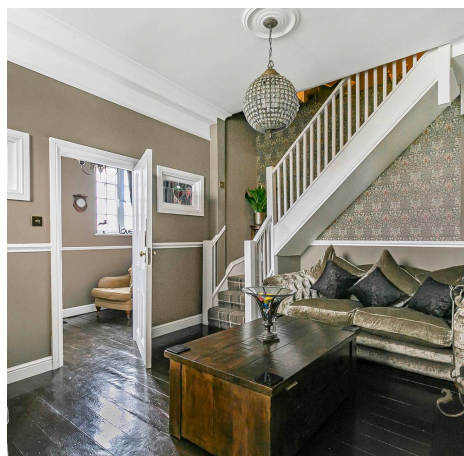
WARE, Ware

Elliot Heath present a beautifully restored former Victorian bakery in Ware, offering 4 bedrooms, 3 baths, versatile living, terraces, parking, and elevated town views—close to High Street & station. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

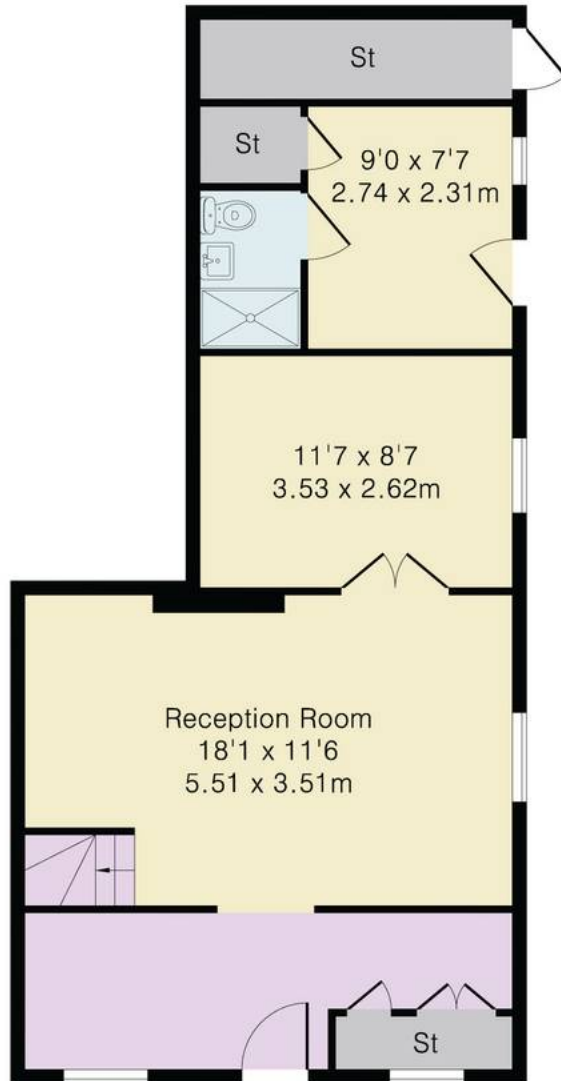


Approximate Gross Internal Area 1596 sq ft - 148 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 529 sq ft – 49 sq m

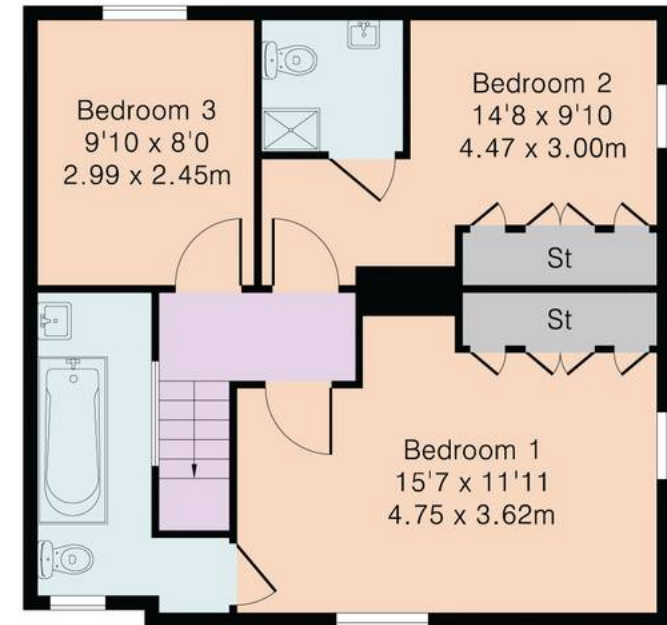
Second Floor Area 502 sq ft – 47 sq m



Ground Floor



First Floor



Second Floor

Entrance Hall

With two windows to front aspect, built in storage cupboard, wood flooring, radiator, attractive internal stained glass windows, door to:

Reception Room

18' 1" x 11' 6" (5.51m x 3.51m)

With window to side aspect, stairs rising to first floor landing, wood flooring, attractive fireplace, double doors to:

Inner Hallway

11' 7" x 8' 7" (3.53m x 2.62m)

With access to:

Bedroom Four

9' 0" x 7' 7" (2.74m x 2.31m)

With window to side aspect with fitted shutters and door giving access to outside, radiator, built in storage cupboard, door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, wash hand basin, wc and radiator.

First Floor Landing

With window to side aspect, built in storage cupboard, radiator, stairs rising to second floor and doors to:

Living/Dining Room

22' 8" x 11' 9" (6.92m x 3.58m)

Dual aspect with windows to front and side aspect with fitted shutters, wood flooring, attractive working central fireplace, two radiators, door to:

Refitted Kitchen

12' 10" x 9' 10" (3.91m x 3.00m)

Dual aspect with windows to rear and side aspect together with a door giving access to the terrace. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for range style cooker, washing machine and fridge/freezer, integrated dishwasher, tiled splash back areas, tiled flooring, radiator.



WC

With window to rear aspect with obscure glass. Fitted with a suite comprising wash hand basin, wc and radiator.

Second Floor Landing

With doors to:

Bedroom One

15' 7" x 11' 11" (4.75m x 3.62m)

Dual aspect with windows to front and side aspect with fitted shutters, radiator, fitted wardrobe cupboards, door to:

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over, wash hand basin, wc, heated towel rail.

Bedroom Two

14' 8" x 9' 10" (4.47m x 3.00m)

With window to side aspect with fitted shutters, radiator, fitted wardrobe cupboards, door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, wash hand basin, wc and radiator.

Bedroom Three

9' 10" x 8' 0" (2.99m x 2.45m)

With window to rear aspect with fitted shutters, radiator.





ROOF TERRACE

Private front and rear terrace areas for outside entertaining.

ALLOCATED PARKING

2 Parking Spaces

Allocated parking located behind the property.







Elliot Heath Estate Agents

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