



**Elliot Heath**  
ESTATE AGENTS

**51 Cromwell Road, WARE**  
Guide Price **£515,000**

# 51 Cromwell Road

WARE, Ware

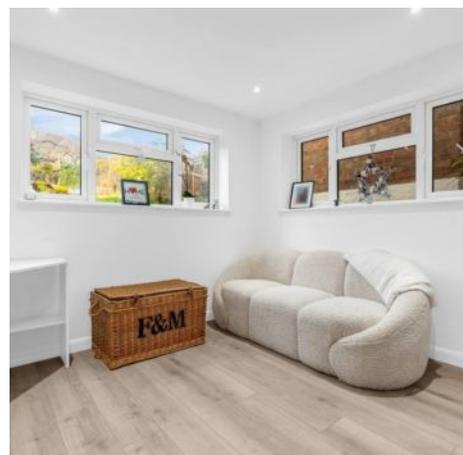
Extended & refurbished 3-bed semi-detached home with living room, open-plan dining/family room, modern kitchen & shower room. Driveway parking, rear garden & outbuilding. Close to town and station.

Council Tax band: C

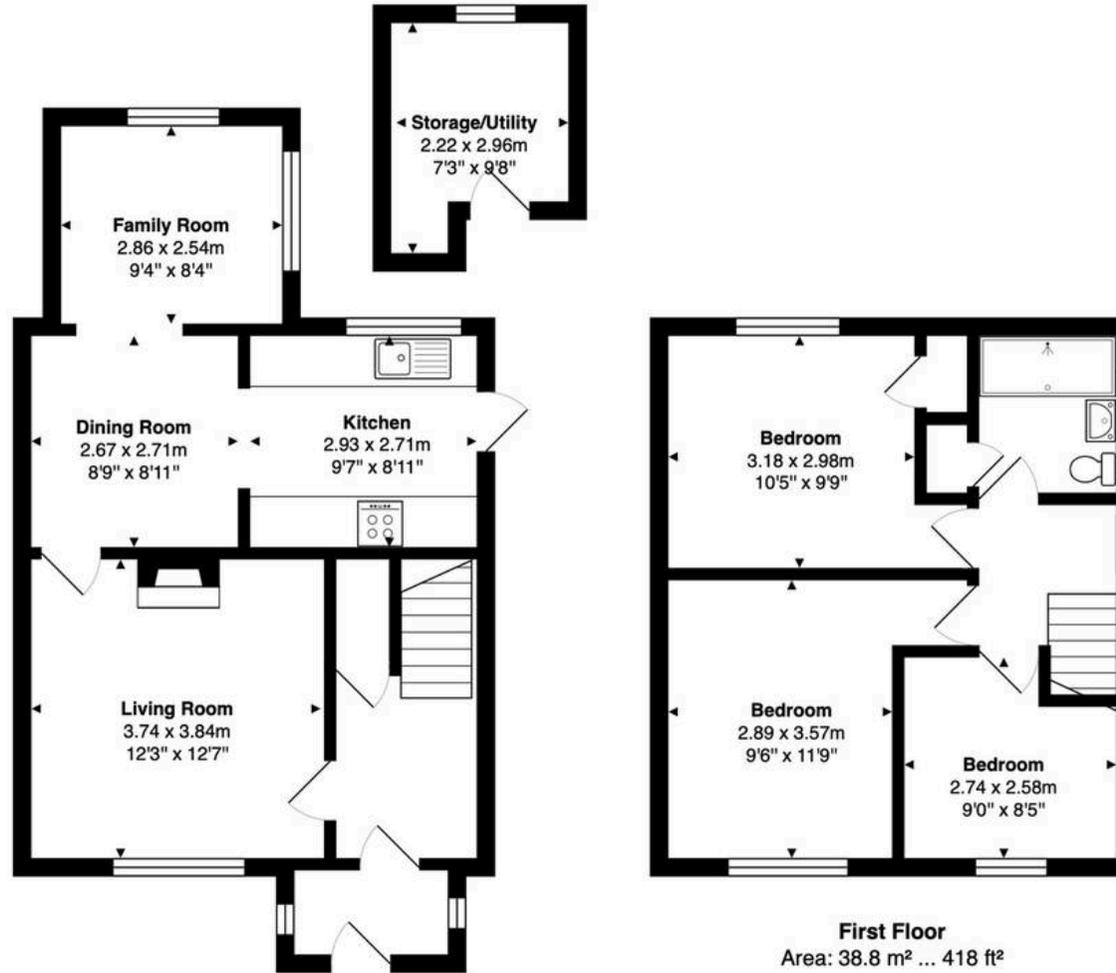
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Outbuilding**  
Area: 5.7 m<sup>2</sup> ... 62 ft<sup>2</sup>



**Ground Floor**  
Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>

**First Floor**  
Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>

**Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)

**Entrance Lobby**

With two double glazed windows and door to:

**Entrance Hall**

With stairs rising to first floor landing, large built in storage cupboard, radiator, door to:

**Living Room**

12' 3" x 12' 7" (3.74m x 3.84m)

With double glazed window to front aspect, feature fireplace, vertical radiator, door to:

**Dining Room**

8' 9" x 8' 11" (2.67m x 2.71m)

Vertical radiator, wood effect flooring, open to the kitchen and open to:

**Family Room**

9' 5" x 8' 4" (2.86m x 2.54m)

With two double glazed windows over looking the garden, vertical radiator, wood effect flooring.

**Kitchen**

9' 7" x 8' 11" (2.93m x 2.71m)

With double glazed window to rear aspect and door giving access to outside. 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.

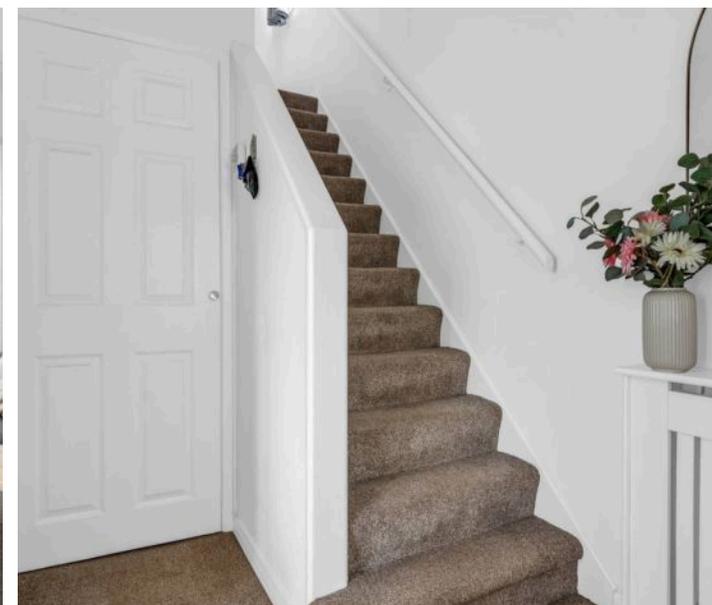
**First Floor Landing**

With double glazed window to side aspect with obscure glass, doors to:

**Bedroom One**

9' 6" x 11' 9" (2.89m x 3.57m)

With double glazed window to front aspect, radiator,



**Bedroom Two**

10' 5" x 9' 9" (3.18m x 2.98m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

**Bedroom Three**

9' 0" x 8' 6" (2.74m x 2.59m)

With double glazed window to front aspect, radiator.

**Shower Room**

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

**Storage/Utility**

7' 3" x 9' 9" (2.22m x 2.96m)

Useful detached outbuilding located in the garden with window to rear aspect.





## REAR GARDEN

The good size rear garden is predominantly laid to lawn with thoughtfully planted borders, paved seating area, large timber store, brick built outbuilding and gated access to the front of the property.

## DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.







## Elliot Heath Estate Agents

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