



Elliot Heath
ESTATE AGENTS

4 Swan Mews, High Street
Guide Price **£475,000**

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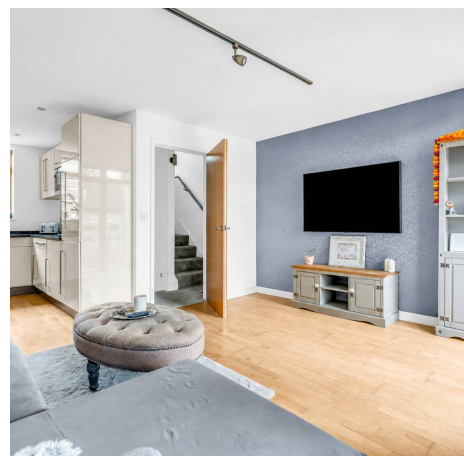
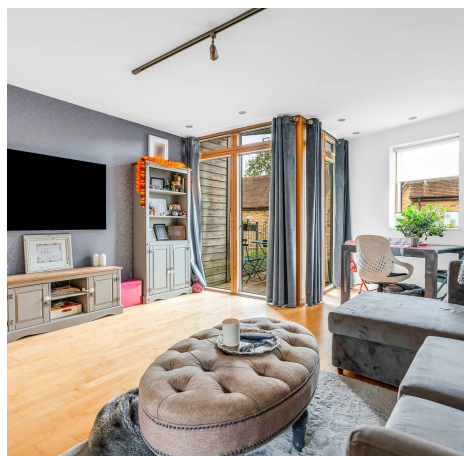
High Street, Ware

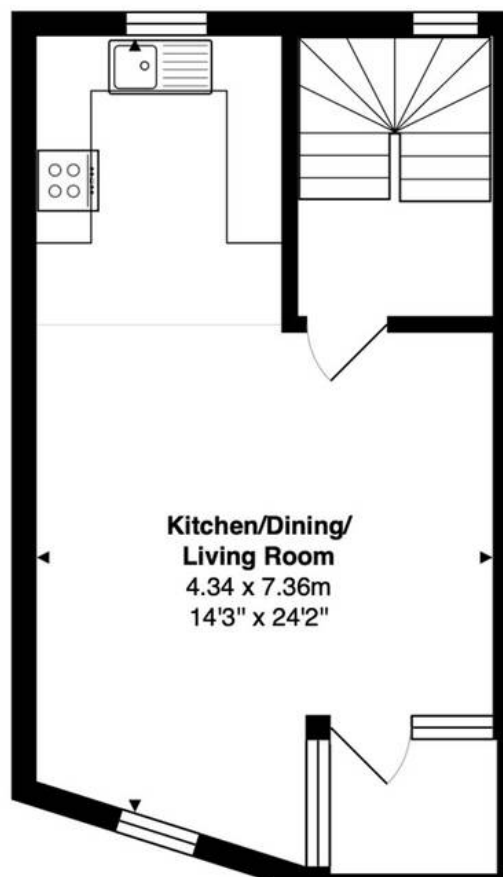
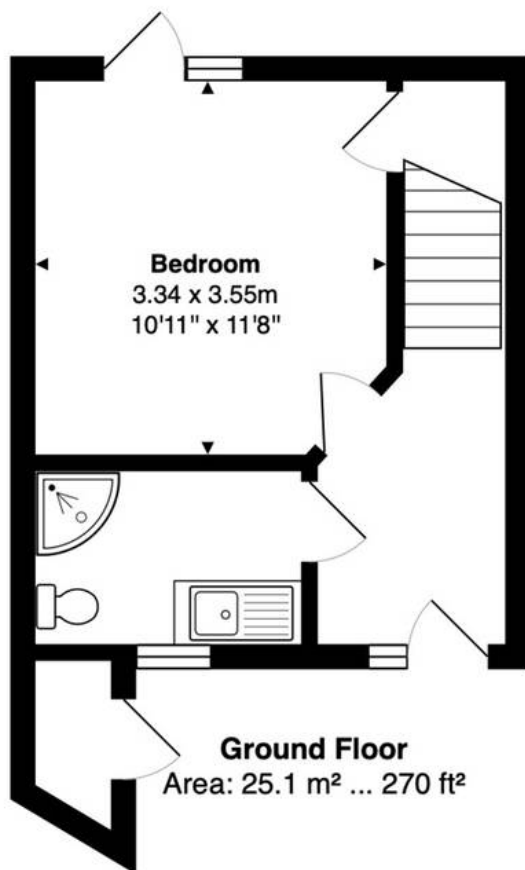
Stylish 2-bed townhouse in gated Mews just off Ware's high street, featuring river-view balconies, a private courtyard garden, parking, communal gardens & easy access to the station to Liverpool St.
Council Tax band: D

Tenure: Freehold

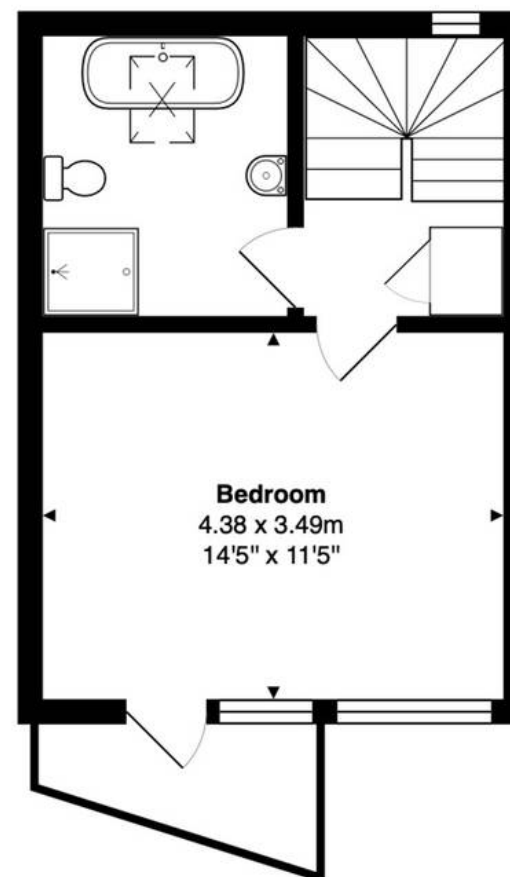
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C





First Floor
Area: 30.7 m² ... 330 ft²



Second Floor
Area: 27.6 m² ... 298 ft²

Total Area: 83.4 m² ... 898 ft²

Accommodation

Front entrance door giving access to:

Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, underfloor heating and doors to:

Bedroom Two

10' 11" x 11' 8" (3.34m x 3.55m)

With full height double glazed door giving access to the courtyard garden, under stairs storage cupboard, underfloor heating.

Shower Room/Utility

With double glazed window to front aspect with obscure glass. Fitted with a fully enclosed shower cubicle with glass screen door, low level wc. Utility area fitted with a range of wall and base storage units with roll edge work surfaces over and inset stainless steel sink unit with mixer tap, integrated washing machine, tiled flooring, underfloor heating.

First Floor Landing

With double glazed window to rear aspect and door to:

Kitchen/Dining/Living Room

14' 3" x 24' 2" (4.34m x 7.36m)

Living/Dining Room

With full height double glazed windows opening onto the balcony and double glazed window to front aspect, Oak flooring, under floor heating. Open plan to:

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with granite work surfaces over and fitted single bowl stainless sink with mixer tap, granite upstands, fitted single oven with four ring ceramic hob and stainless steel extractor fan over, fitted eye level microwave oven, integrated fridge/freezer and dishwasher. Oak flooring, underfloor heating.



Second Floor Landing

With double glazed window to rear aspect, airing cupboard housing 'Megaflow' pressurised cylinder serving domestic hot water and doors giving access to:

Bedroom One

14' 4" x 11' 5" (4.38m x 3.49m)

With double glazed windows to front aspect and full height double glazed door to balcony with views of the River Lea.

A bright and spacious room with vaulted ceiling, underfloor heating.

Bathroom

With Velux double glazed window to rear aspect. Fitted with a four piece suite comprising roll edged freestanding bath with mixer tap and separate shower attachment, low level wc, pedestal wash hand basin, fully tiled shower cubicle with glass screen, extractor fan, tiled flooring, underfloor heating.





GARDEN

Courtyard garden accessed via bedroom two.

BALCONY

The property also benefits from two balconies accessed from the principle bedroom and the living/dining room.

COMMUNAL GARDEN

Attractive communal gardens leading down to the River Lea.

SECURE GATED

1 Parking Space

The property benefits from a driveway that provides parking for one vehicle and access to an external storage cupboard.







Elliot Heath Estate Agents

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