



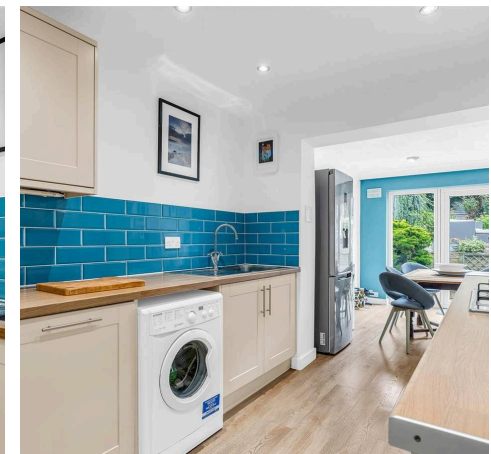
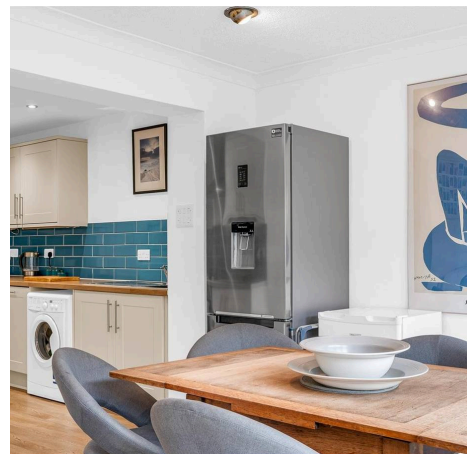
Elliot Heath
ESTATE AGENTS

53 Milton Road, WARE
Guide Price £525,000

53 Milton Road

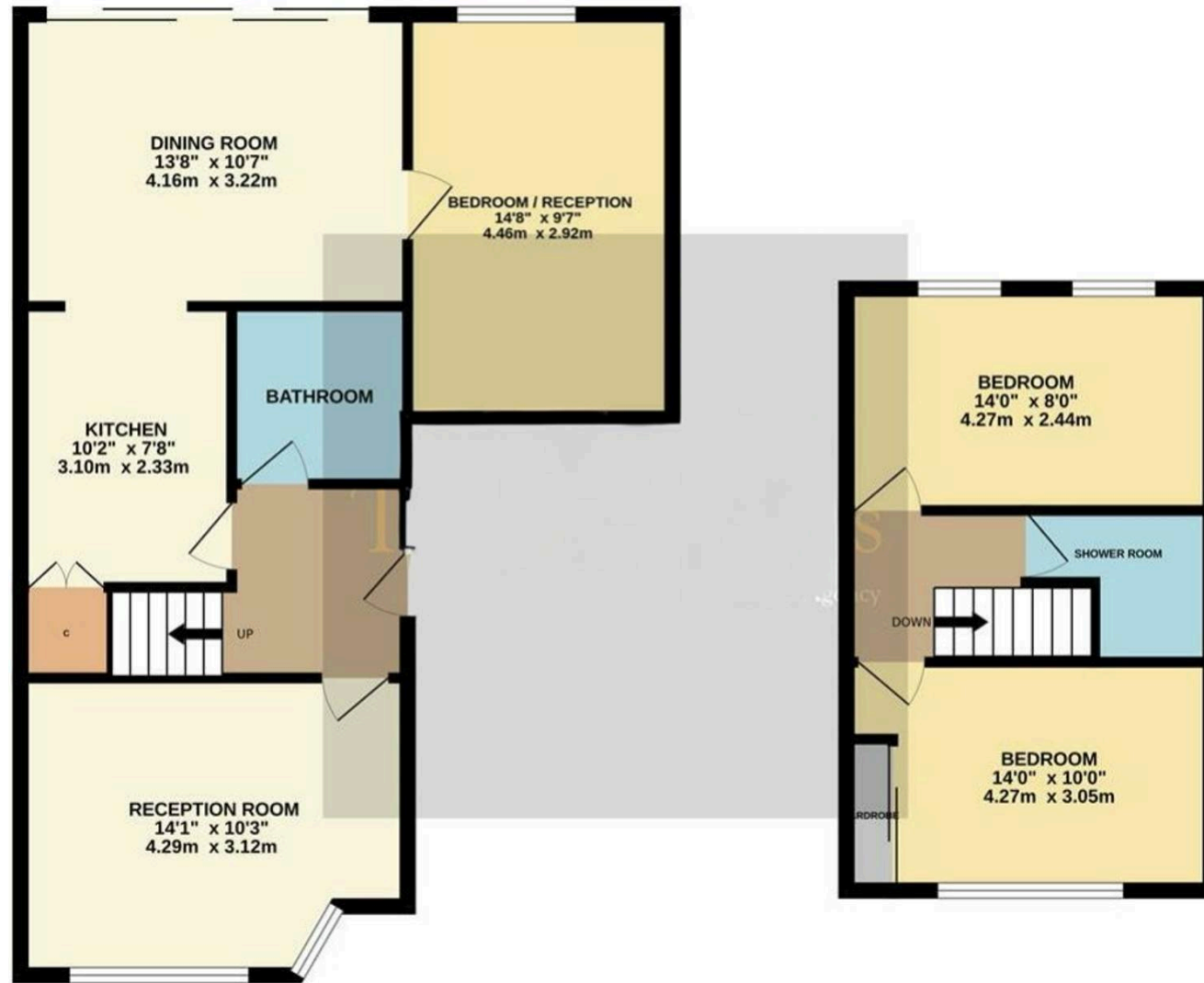
WARE, Ware

Elliot Heath are proud to present this beautifully extended and immaculately maintained, chain free family residence, positioned within the ever-popular Kingshill development. This elegant home offers well-balanced accommodation, including two spacious double bedrooms on the first floor, one of which was formerly arranged as two separate rooms, alongside a stylishly refitted shower room. The ground floor provides a versatile additional reception room, ideal for use as an occasional bedroom, home office, or study. The principal living space is complemented by a contemporary, fully fitted kitchen opening into a bright dining area with doors leading onto the rear garden. Further benefits include a refitted family bathroom and scope for additional extension, subject to the usual planning permissions. Externally, the property boasts a professionally landscaped, low-maintenance rear garden, perfect for entertaining, and a block-paved driveway offering off-street parking for multiple vehicles. Ideally located, Kingshill is renowned for its excellent primary schooling and local amenities, with Ware town centre within easy walking distance. The town offers a diverse selection of shops, cafés, bars, and restaurants, together with a mainline railway station providing direct services into London Liverpool Street. To arrange a private viewing, please contact Elliot Heath on 01920 293333.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, doors to:

Reception Room

14' 1" x 10' 3" (4.29m x 3.12m)

With double glazed bay window to front aspect, radiator, feature fireplace, wood flooring.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Kitchen

10' 2" x 7' 8" (3.10m x 2.33m)

Fitted with a range of wall and base storage units with wood work surfaces over incorporation a sink and drainer unit, built in oven gas hob with extractor over, appliance space, tiled splash back areas, wood flooring, built in pantry, open to:

Dining Room

13' 8" x 10' 7" (4.16m x 3.22m)

With double glazed double doors opening onto the rear garden, wood flooring, radiator, door to:

Bedroom/Reception Room

14' 8" x 9' 7" (4.46m x 2.92m)

Dual aspect with double glazed windows to front and rear aspect, wood flooring, radiator.

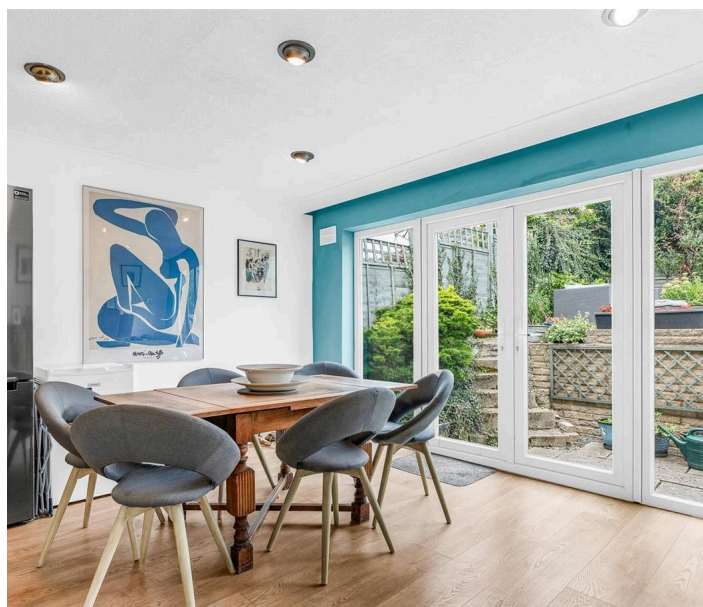
First Floor Landing

With radiator and doors to:

Bedroom One

14' 0" x 10' 0" (4.27m x 3.05m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.



Bedroom Two

14' 0" x 8' 0" (4.27m x 2.44m)

With double glazed window to rear aspect, radiator.

AGENTS NOTE - this was originally two separate bedrooms and could easily be reinstated if required.

Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





REAR GARDEN

The sunny low maintenance rear garden benefits from mature planted borders.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing parking for two vehicles.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
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