



Elliot Heath
ESTATE AGENTS

50 Homefield Road, Ware
Guide Price **£525,000**

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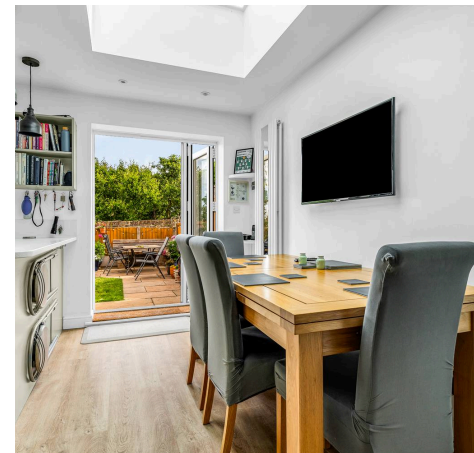
Ware

Thoughtfully extended three-bedroom end-of-terrace home in a quiet cul-de-sac, featuring a stunning kitchen with bi-fold doors, spacious living areas, landscaped garden, driveway and garage. Council Tax band: D

Tenure: Freehold

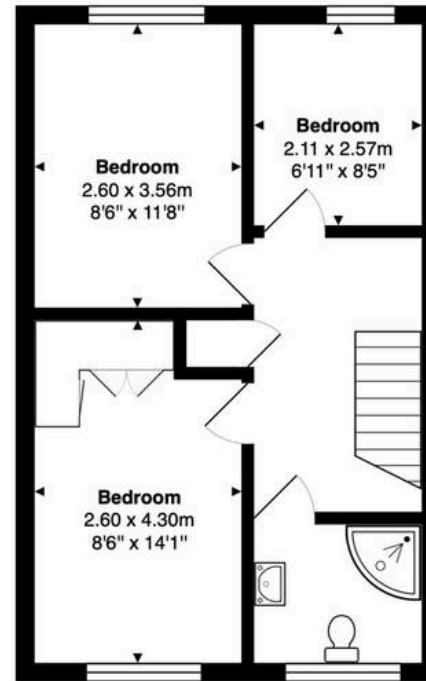
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

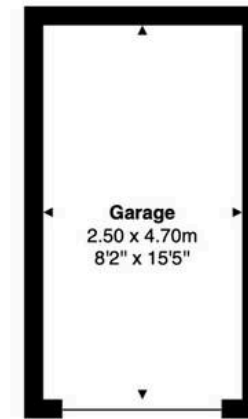




Ground Floor
Area: 57.8 m² ... 622 ft²



First Floor
Area: 39.0 m² ... 420 ft²



Outbuilding
Area: 11.7 m² ... 126 ft²

Total Area: 108.5 m² ... 1168 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

Entrance Lobby

With double glazed windows and door to:

Entrance Hall

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

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

Office

8' 2" x 8' 10" (2.48m x 2.70m)

With double glazed window to front aspect, radiator.

Living Room

15' 9" x 17' 5" (4.81m x 5.31m)

With double glazed window to side aspect, radiator, feature fireplace, built in under stairs storage cupboard, open to:

Kitchen

14' 8" x 11' 11" (4.46m x 3.62m)

With double glazed window to rear aspect, bi fold doors opening onto the rear garden and a skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, integrated appliances, space for American style fridge/freezer, vertical radiator, wood flooring.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

8' 6" x 14' 1" (2.60m x 4.30m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.



Bedroom Two

8' 6" x 11' 8" (2.60m x 3.56m)

With double glazed window to rear aspect, radiator.

Bedroom Three

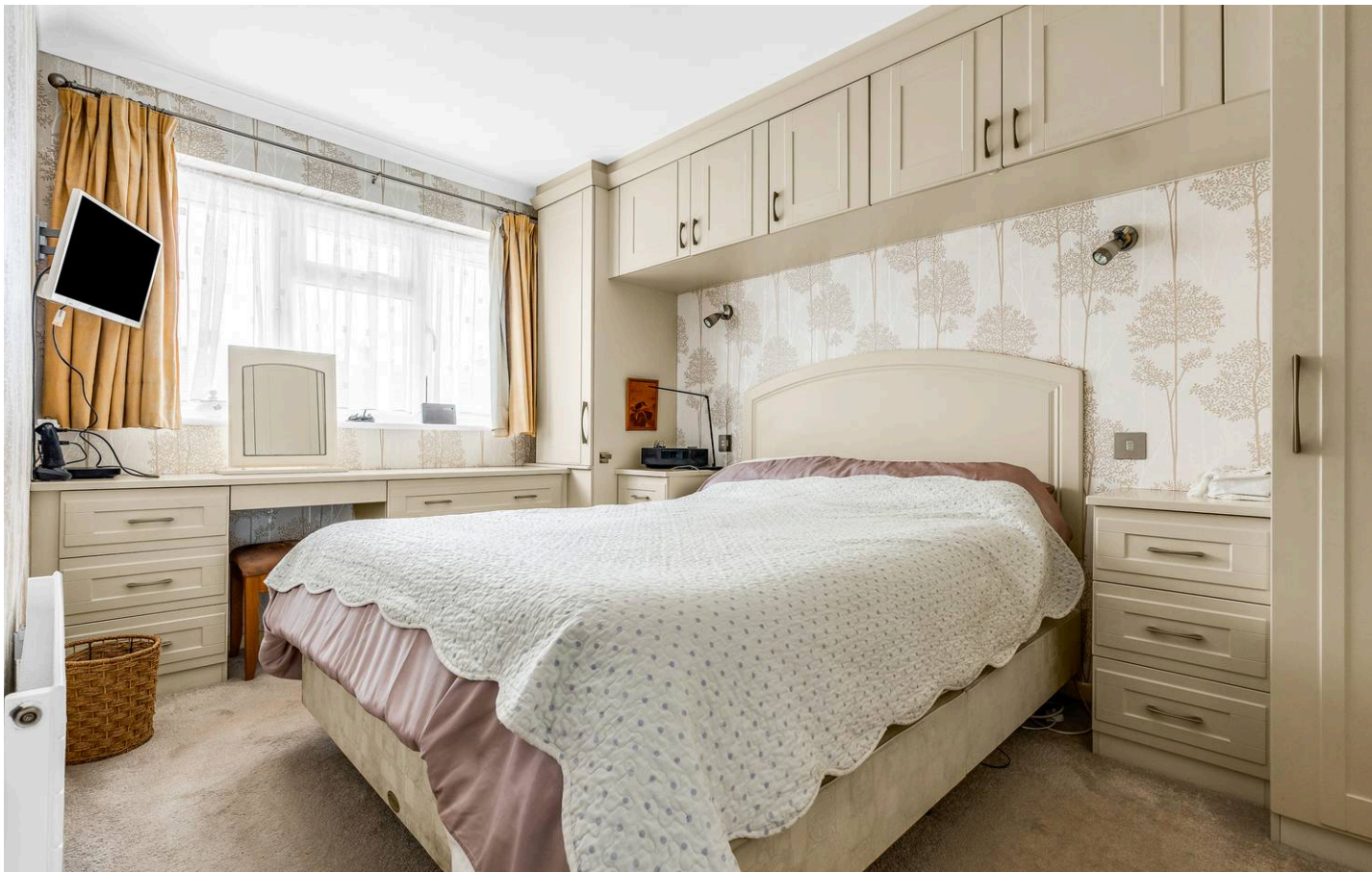
6' 11" x 8' 5" (2.11m x 2.57m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising corner panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.





GARDEN

Attractively landscaped rear garden with paved seating areas the remainder laid to lawn with heavily stocked raised beds and gated side access.

DRIVEWAY

1 Parking Space

Block paved driveway providing off street parking.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc located close by.





Elliot Heath Estate Agents

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