Elliot Heath
ESTATE AGENTS

# 18 Cobham Road, Ware

Guide Price **£490,000**

# 18 Cobham Road

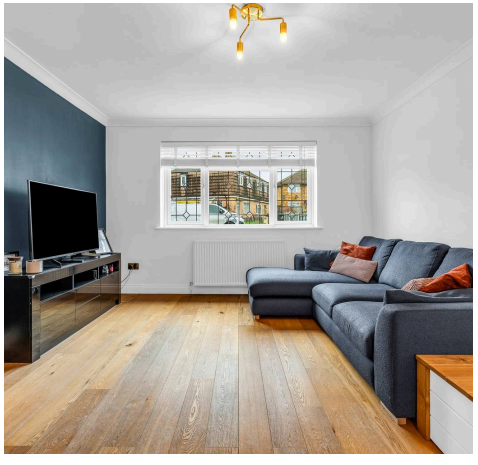
## Ware

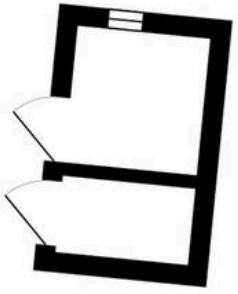
Elliot Heath present a stylish 3-bed semi in Ware with Oak-floored living/dining room, bi-fold doors to a sunny garden, kitchen & bathroom, driveway for 4 cars, near station & schools.
Council Tax band: C

Tenure: Freehold

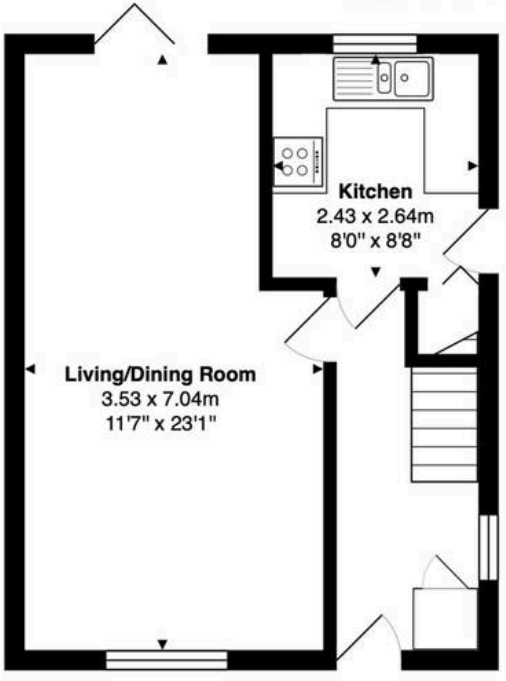
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

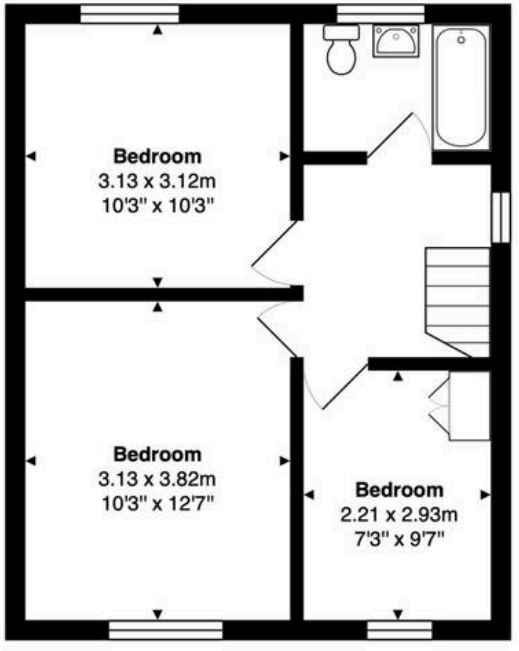




**Outbuilding**
Area: 4.2 m² ... 46 ft²




**Ground Floor**
Area: 37.7 m² ... 406 ft²




**First Floor**
Area: 38.7 m² ... 417 ft²

Total Area: 80.7 m² ... 869 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.
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**Entrance Hall**
With double glazed window to side aspect, stairs rising to first floor landing, radiator, Oak wood flooring, panelling to half height, built in storage cupboard, doors to:

**Living/Dining Room**
11' 7" x 23' 1" (3.53m x 7.04m)
Dual aspect with double glazed window to front aspect and bi fold doors to the rear garden, Oak wood flooring, two radiators.

**Kitchen**
8' 0" x 8' 8" (2.43m x 2.64m)
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, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring.

**First Floor Landing**
With double glazed window to side aspect, radiator, loft access and doors to:

**Bedroom One**
10' 3" x 12' 6" (3.13m x 3.82m)
With double glazed window to front aspect, radiator.

**Bedroom Two**
10' 3" x 10' 3" (3.13m x 3.12m)
With double glazed window to rear aspect, radiator.

**Bedroom Three**
7' 3" x 9' 7" (2.21m x 2.93m)
With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

**Bathroom**
With double glazed window to rear aspect with obscure. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, chrome heated towel rail.

**REAR GARDEN**

Beautifully landscaped southerly aspect rear garden with large patio seating, the remainder is laid to lawn with mature shrub borders. Brick built outbuilding providing useful storage.

**DRIVEWAY**

4 Parking Spaces

Block paved driveway providing off street parking for numerous vehicles.

# Elliot Heath Estate Agents

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