



**Elliot Heath**  
ESTATE AGENTS

**4 Malthouse Mews, Ware**

Guide Price **£540,000**

## 4 Malthouse Mews

Ware

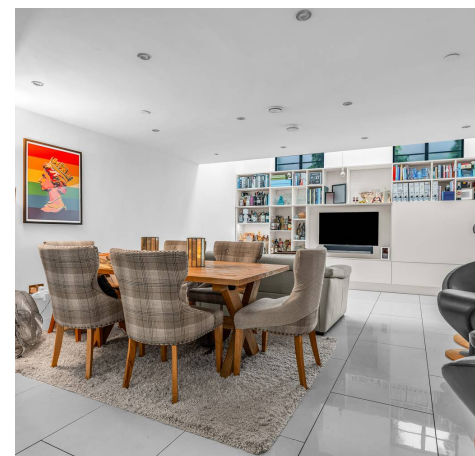
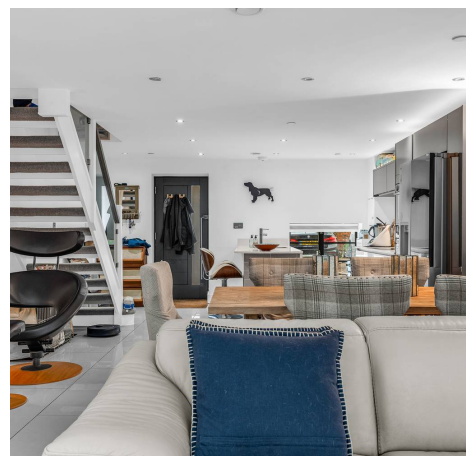
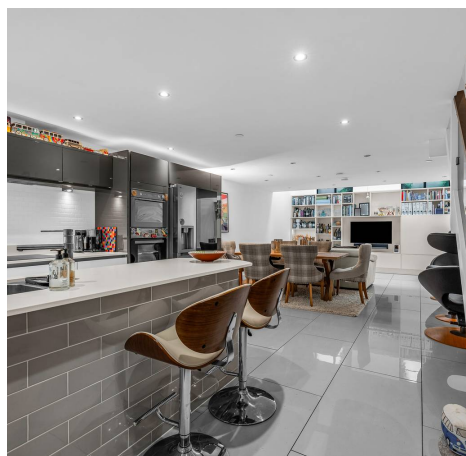
A stylish three-bedroom mews house in a unique Victorian maltings development, offering contemporary living, a stunning vaulted space and a prime riverside location in Ware town centre.

Council Tax band: E

Tenure: Freehold

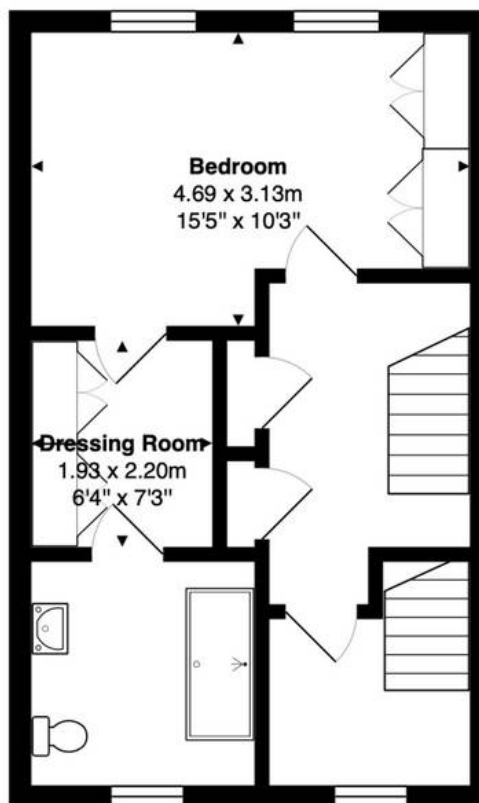
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

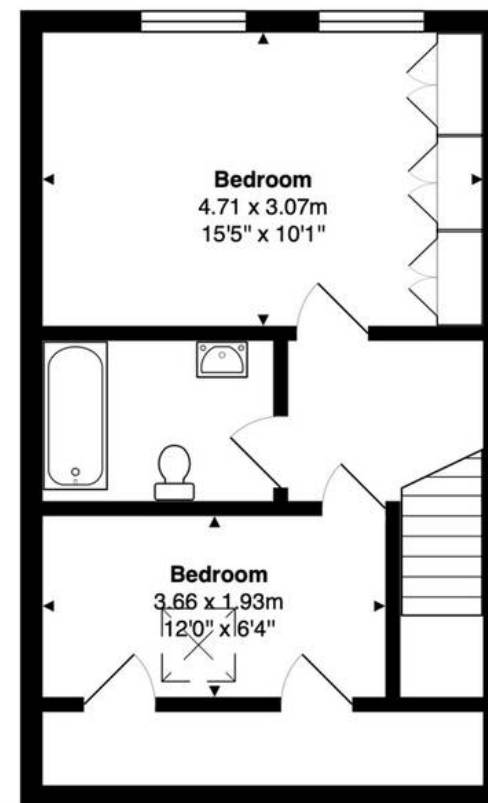




**Ground Floor**  
Area: 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>



**First Floor**  
Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>



**Second Floor**  
Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>

**Total Area: 122.2 m<sup>2</sup> ... 1316 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)

## Accommodation

With private front entrance door to:

### Kitchen/Dining/Living Room

15' 5" x 32' 5" (4.70m x 9.88m)

#### Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, breakfast bar, tiled splash back areas, tiled flooring with underfloor heating, open to:

#### Living/Dining Room

With two double glazed windows to rear aspect, atrium with two electric Velux windows, tiled flooring with underfloor heating, stairs rising to first floor landing.

#### First Floor Landing

With two built in storage cupboards, underfloor heating and doors to:

#### Inner Landing

With double glazed window to front aspect, underfloor heating and stairs rising to second floor landing.

#### Bedroom One

15' 5" x 10' 3" (4.69m x 3.13m)

With two double glazed windows overlooking the atrium, underfloor heating, fitted wardrobe cupboards, door to:

#### Dressing Room

6' 4" x 7' 3" (1.93m x 2.20m)

Fitted storage units, underfloor heating and door to:



### En Suite Shower Room

With two double glazed windows to front aspect with obscure glass. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, underfloor heating, heated towel rail.

### Second Floor Landing

With loft access, underfloor heating and doors to:

#### Bedroom Two

15' 5" x 10' 1" (4.71m x 3.07m)

With two double glazed windows overlooking the atrium, underfloor heating, fitted wardrobe cupboards to one wall.

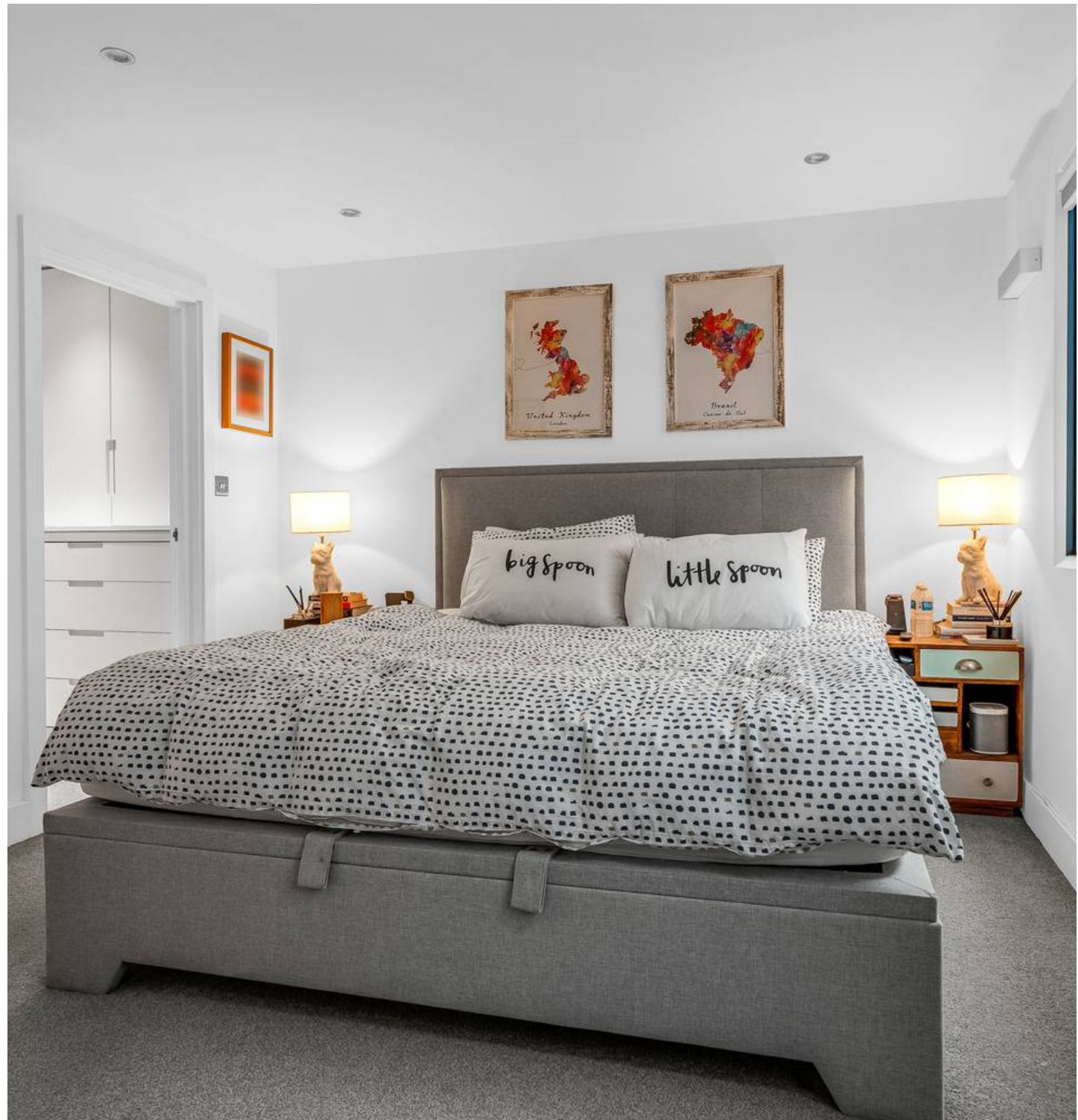
#### Bedroom Three

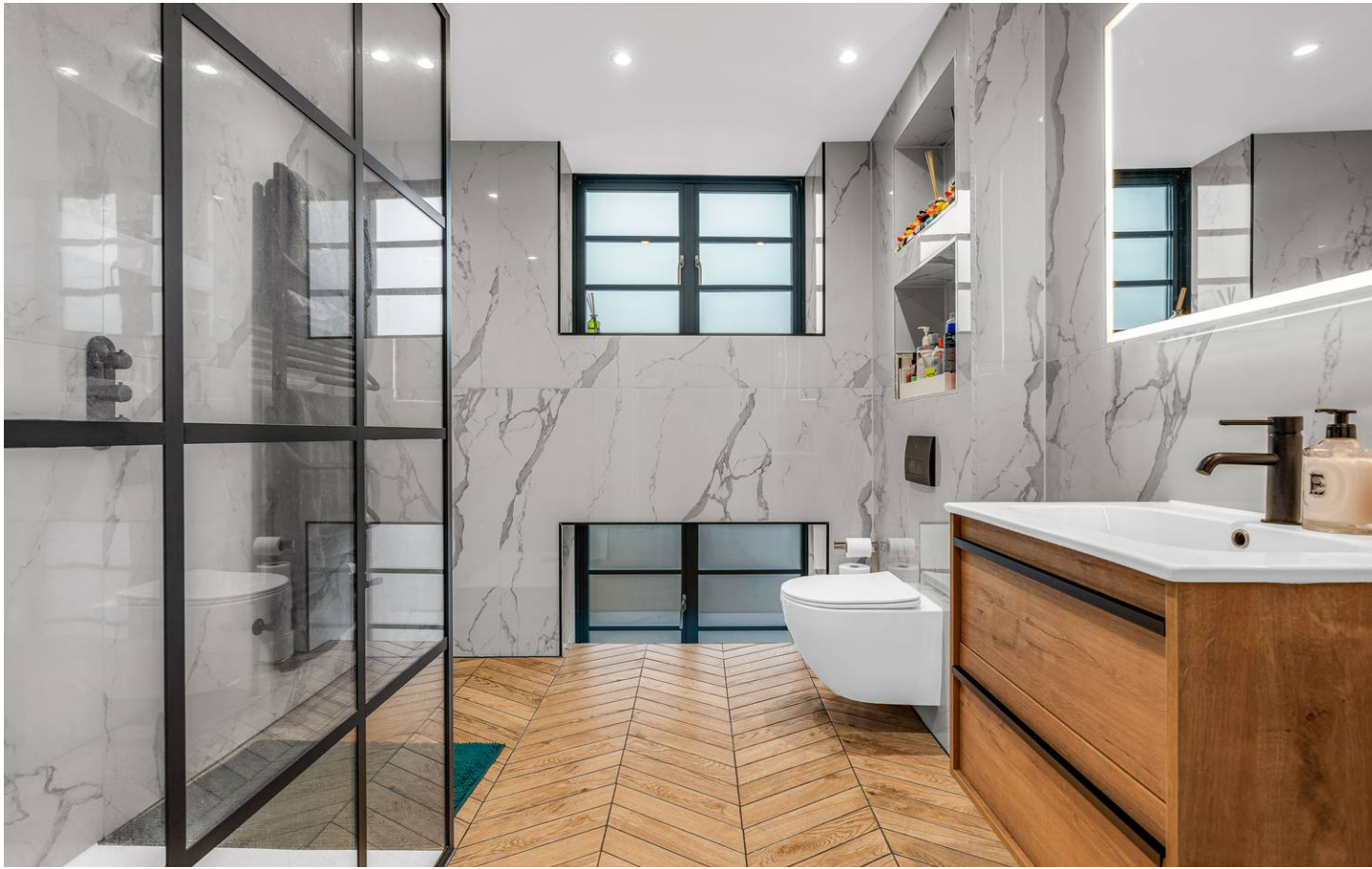
12' 0" x 6' 4" (3.66m x 1.93m)

With Velux Skylight to front aspect, underfloor heating, access to the eaves storage.

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, concealed cistern wc, vanity unit with wash hand basin, fully tiled, underfloor heating, heated towel rail.





## FRONT GARDEN

Seating area to the front of the property.







## Elliot Heath Estate Agents

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