



**Elliot Heath**  
ESTATE AGENTS

**19 Bowling Road, Ware**  
In Excess of £700,000

# 19 Bowling Road

Ware

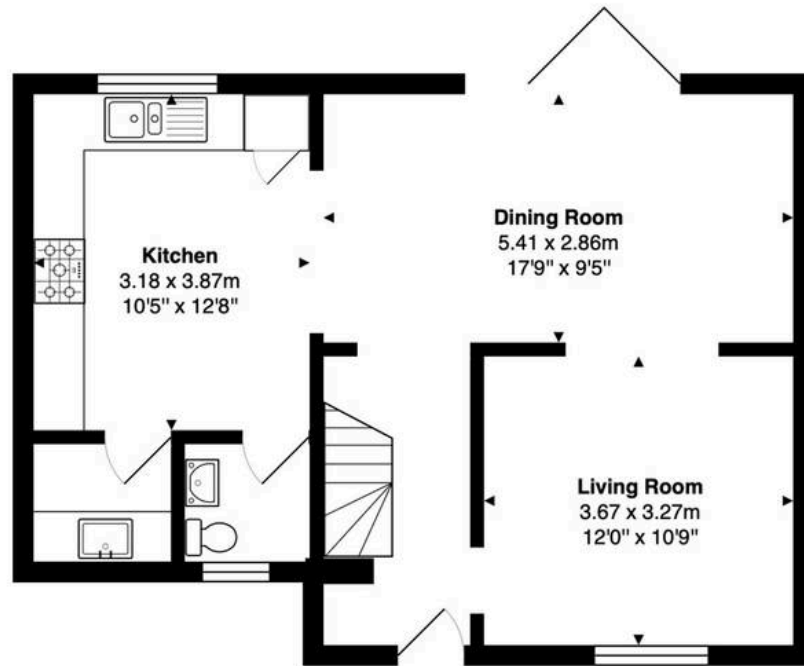
Rare opportunity to acquire spacious 4-bed family home in the heart of Ware. Open plan living, main bed with walk in wardrobe and en suite, off-street parking, rear garden. Station & schooling nearby. Council Tax band: D

Tenure: Freehold

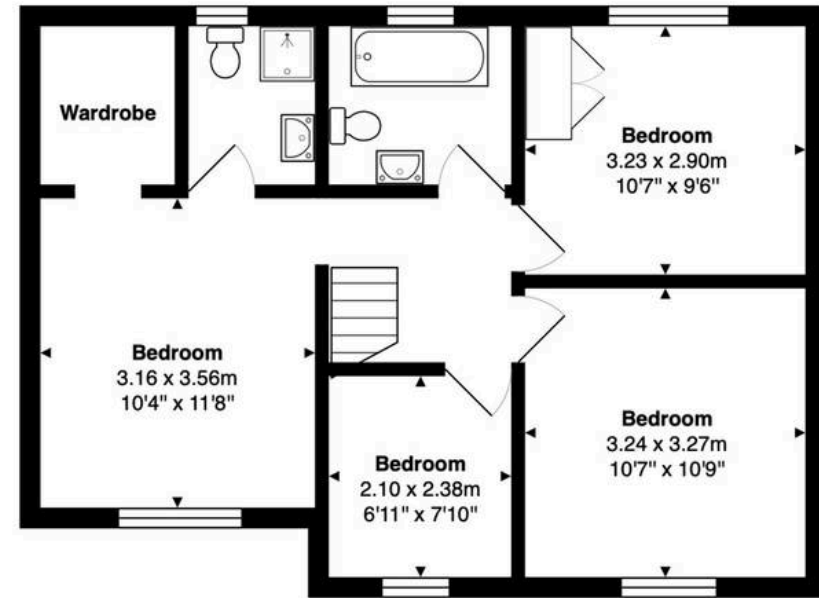
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>



**First Floor**  
Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

Total Area: 104.6 m<sup>2</sup> ... 1126 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)

### Entrance Hall

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

### Living Room

12' 0" x 10' 9" (3.67m x 3.27m)

With double glazed window to front aspect with fitted shutters, panelling to one wall, parquet wood flooring, vertical radiator, open to:

### Dining Room

17' 9" x 9' 5" (5.41m x 2.86m)

With bi fold doors opening onto the rear garden, parquet wood flooring, vertical radiator, open to:

### Kitchen

10' 5" x 12' 8" (3.18m x 3.87m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with composite work surfaces over incorporating a sink and drainer unit, space for a range style cooker with extractor over, integrated appliances, tiled flooring, doors to:

### Utility

Fitted with a range of storage units with composite work surfaces over incorporating a Butler style sink and drainer unit, appliance space, tiled flooring, radiator.

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas. tiled flooring, radiator.

### First Floor Landing

With doors to:



**Bedroom One**

10' 4" x 11' 8" (3.16m x 3.56m)

With double glazed window to front aspect with fitted shutters, radiator, loft access, door to en suite shower room and access to:

**Walk In Wardrobe**

Fitted with shelving, drawer units and hanging rails.

**En Suite Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash, low flush wc, tiled splash back areas, tiled flooring, radiator.

**Bedroom Two**

10' 8" x 10' 9" (3.24m x 3.27m)

With double glazed window to front aspect, radiator.

**Bedroom Three**

10' 7" x 9' 6" (3.23m x 2.90m)

With double glazed window to rear aspect with fitted shutters, radiator, fitted wardrobe cupboards.

**Bedroom Four**

6' 11" x 7' 10" (2.10m x 2.38m)

With double glazed window to front aspect with fitted shutters, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, low flush wc, fully tiled, built in storage units, radiator.





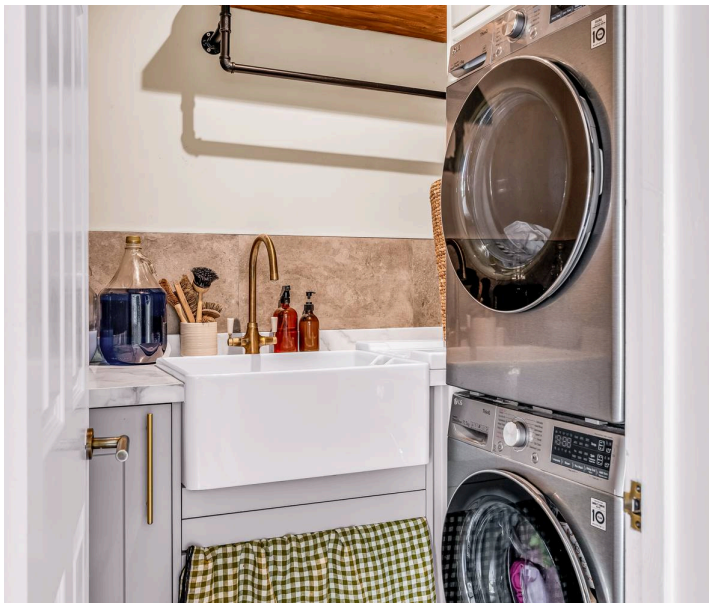
## REAR GARDEN

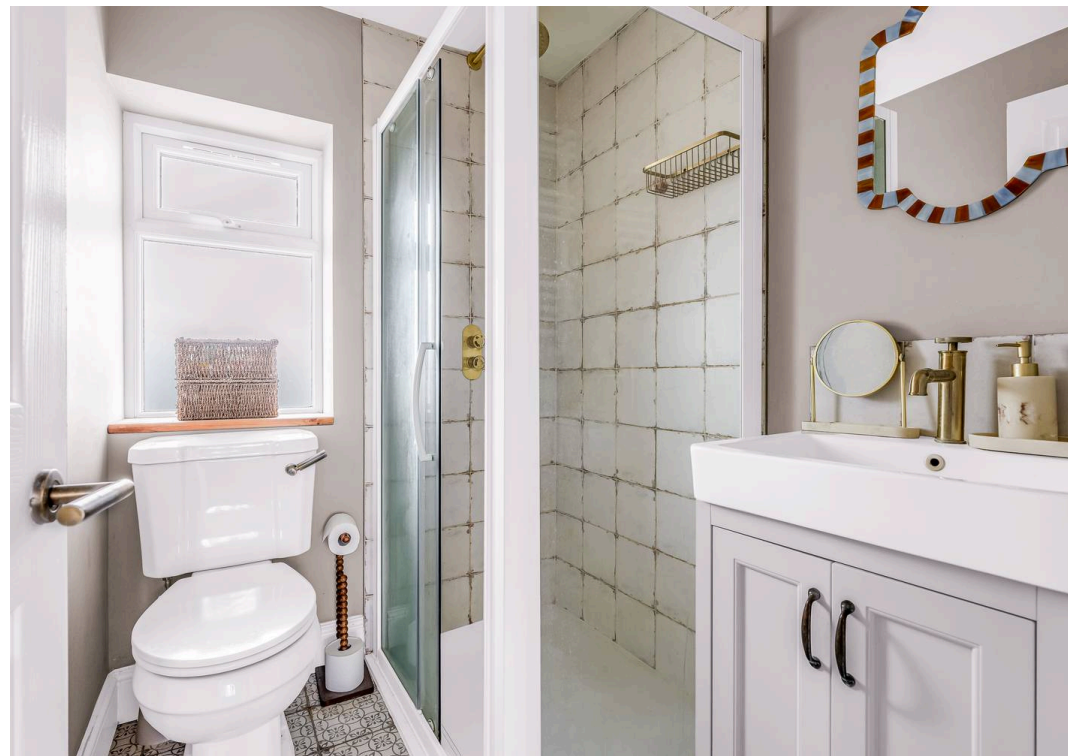
Private rear garden fully enclosed by fencing and tall brick walls mainly laid to lawn with patio seating area, mature planting featuring several apple trees, a fully matured plum tree together with several blackberry and strawberry bushes and a timber playhouse.

## ALLOCATED PARKING

3 Parking Spaces

Large driveway providing off street parking for numerous vehicles.









## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)