



Elliot Heath
ESTATE AGENTS

3 Malthouse Mews, Ware
Guide Price **£575,000**

3 Malthouse Mews

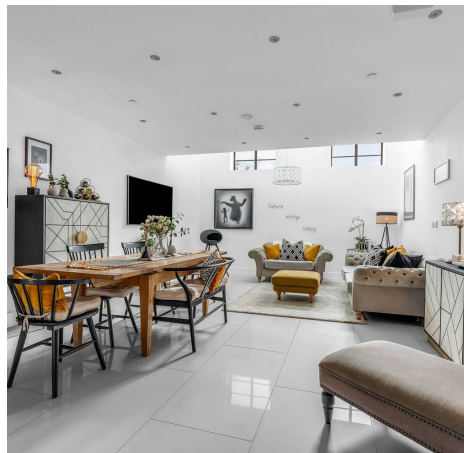
Ware

A stunning freehold mews house within a unique Victorian maltings, ideally located in Ware's town centre. Stylish three-bedroom accommodation over three floors, with parking and riverside setting. Council Tax band: D

Tenure: Freehold

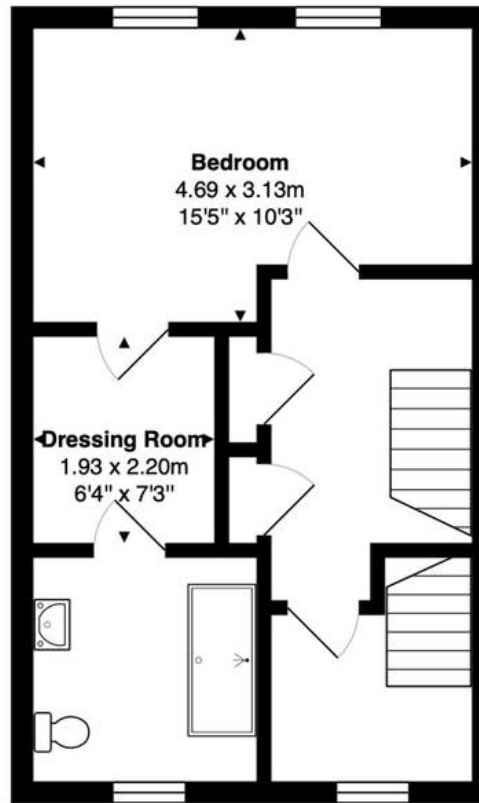
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

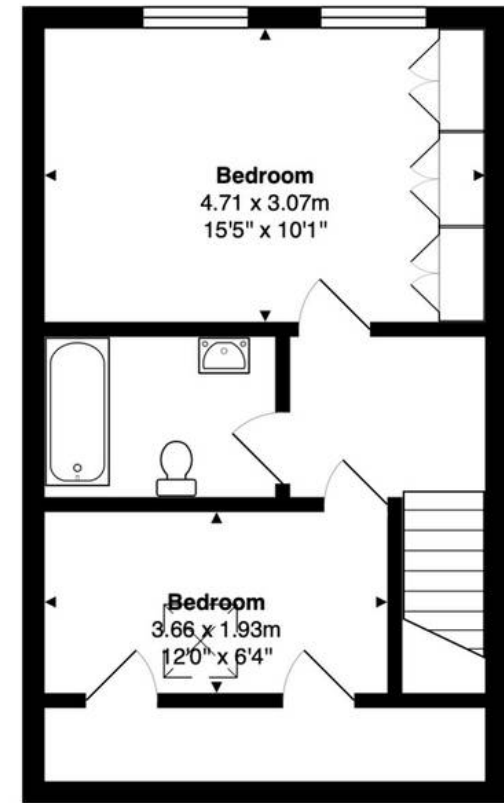




Ground Floor
Area: 46.4 m² ... 500 ft²



First Floor
Area: 37.9 m² ... 408 ft²



Second Floor
Area: 37.9 m² ... 408 ft²

Total Area: 122.2 m² ... 1316 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

Accommodation

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. Comprehensively fitted with a contemporary range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, two built in ovens, hob with extractor over, integrated appliances, breakfast bar, tiled flooring with under floor heating, open to:

Dining/Living Room

Impressive triple height room with two double glazed windows, tiled flooring with under floor heating and stairs rising to first floor landing.

First Floor Landing

With stairs rising to the second floor landing, two built in storage cupboards, door to walk in storage room with double glazed windows to front aspect and door to:

Bedroom One

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

With two windows over looking the reception room, under floor heating, door to:

Dressing Room

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

With door to:

En Suite Shower Room

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



Second Floor Landing

With doors to:

Bedroom Two

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

With two windows overlooking the reception room, underfloor heating, fitted wardrobe cupboards.

Bedroom Three

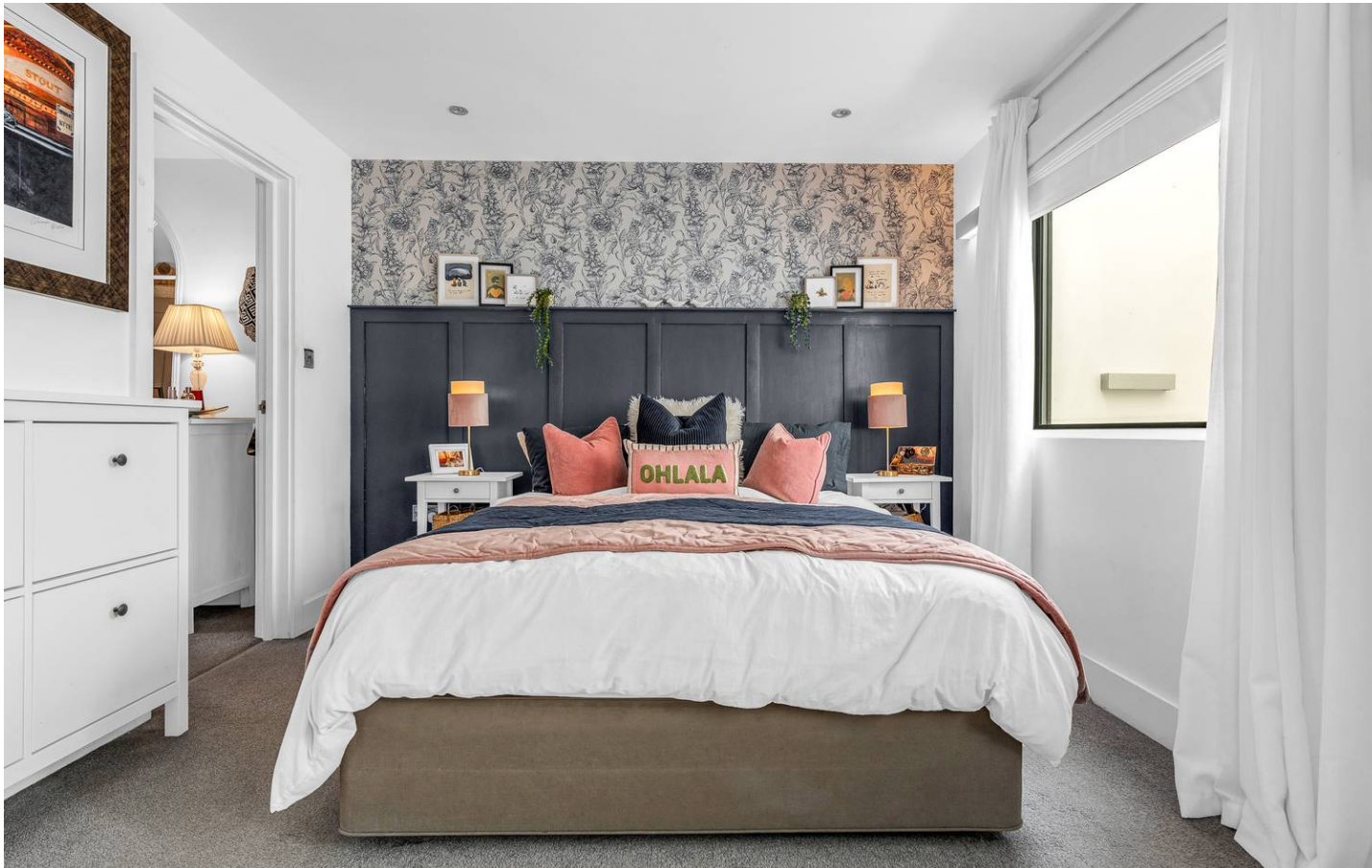
12' 0" x 6' 4" (3.66m x 1.93m)

With Velux window to front aspect, under floor heating, access to eaves storage.

Bathroom

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





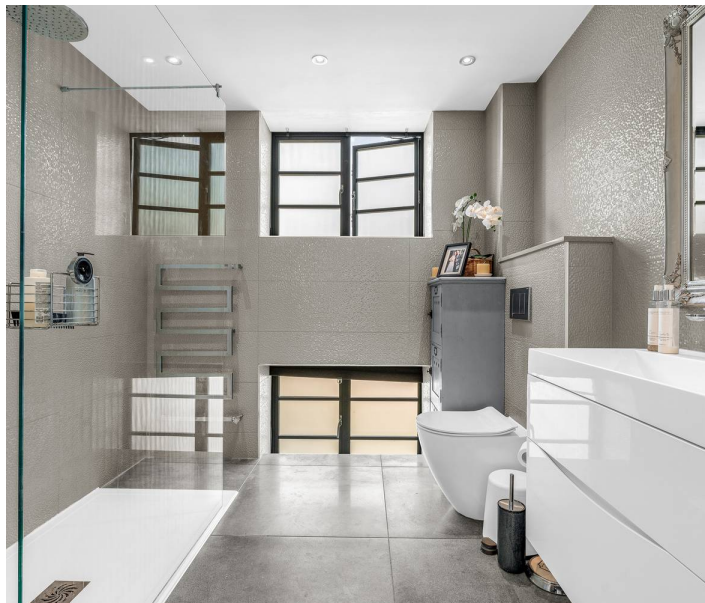
GARDEN

Seating area to the front of the property.

SECURE GATED

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk