



**Elliot Heath**  
ESTATE AGENTS

**23 Watton Road, Ware**  
Guide Price **£500,000**

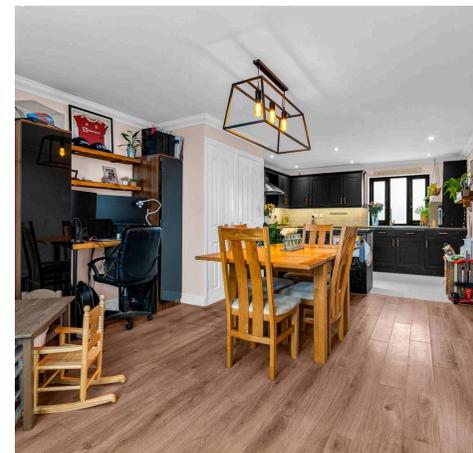
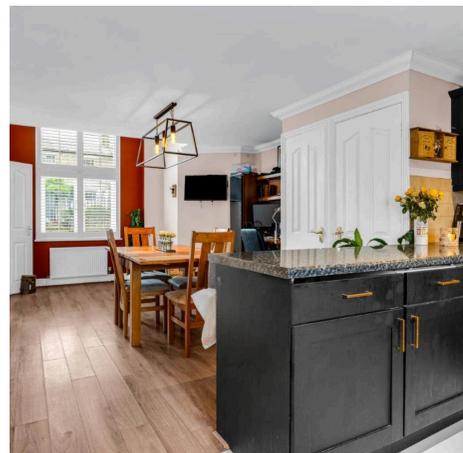
# 23 Watton Road

Ware, Ware

Stylish two/three-bedroom home in a Victorian maltings conversion in Ware town centre. Character features, open plan living, residents' parking and easy access to London.

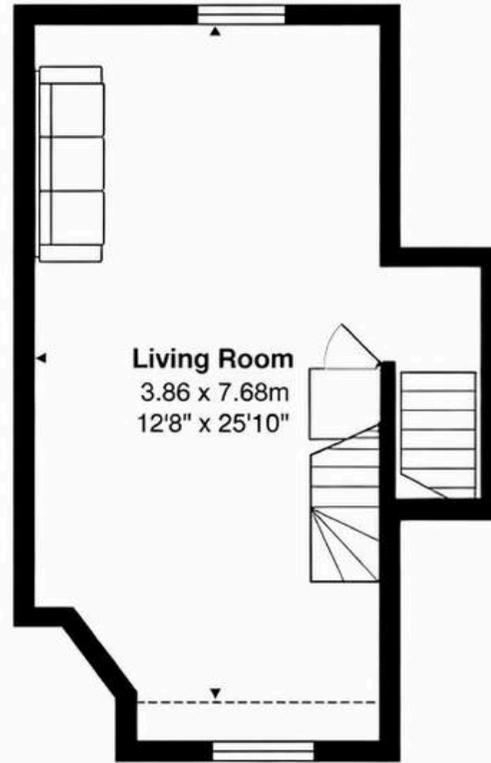
Council Tax band: D

Tenure: Share of Freehold

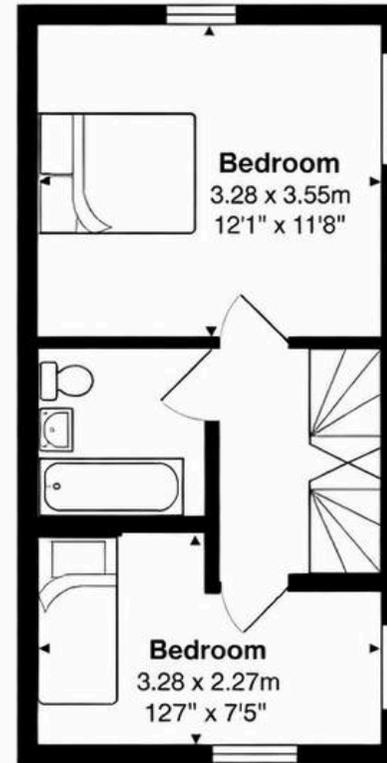




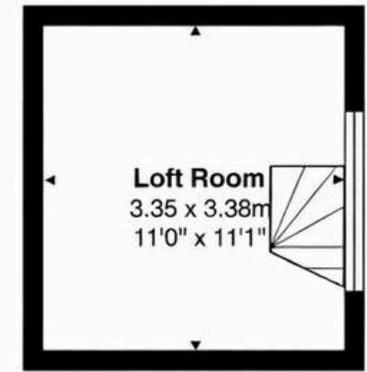
**Ground Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>



**First Floor**  
Area: 31.8 m<sup>2</sup> ... 342 ft<sup>2</sup>



**Second Floor**  
Area: 30.8 m<sup>2</sup> ... 332 ft<sup>2</sup>



**Third Floor**  
Area: 11.3 m<sup>2</sup> ... 122 ft<sup>2</sup>

**Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>**

## Accommodation

Private front entrance door to:

### Entrance Lobby

With stairs rising to the first floor landing, radiator, wood flooring, door to kitchen/dining room and door to :

### Downstairs WC

Fitted with a suite comprising low flush wc, vanity unit with wash hand basin, wood flooring, radiator, extractor fan.

### Kitchen/Dining Room

12' 8" x 9' 1" (3.86m x 2.78m)

### Dining Room

With double height window to front aspect with fitted shutters, wood flooring, two built in storage cupboards, radiator, open to:

### Kitchen

With window to rear aspect. Beautifully fitted with a range of wall and base storage units with work surface over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With radiator, open to:

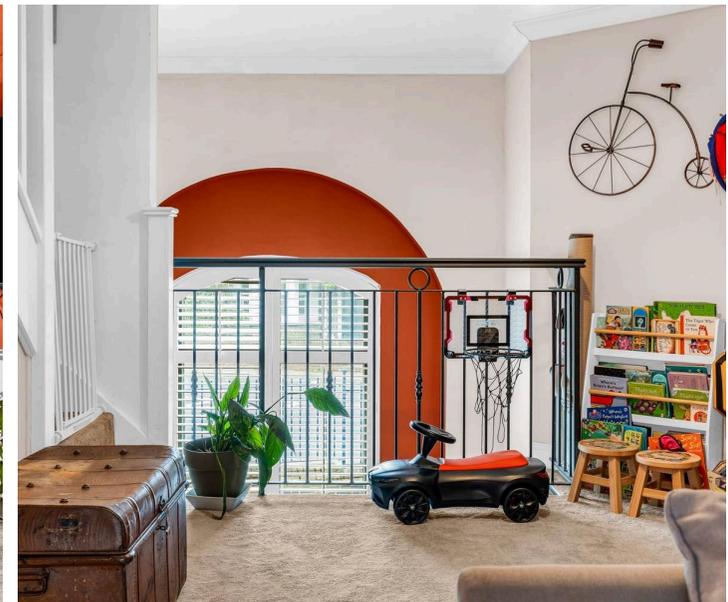
### Galleried Living Room

12' 8" x 25' 2" (3.86m x 7.68m)

With window to rear aspect, large understairs storage cupboard, original beams and exposed brickwork, mezzanine overlooking the ground floor, radiator, stairs rising to:

### Second Floor Landing

With stairs rising to the loft room and doors to:



**Bedroom One**

10' 9" x 11' 8" (3.28m x 3.55m)

Dual aspect with windows to rear and side aspect with fitted shutters, radiator, wood flooring, original timbers and exposed brick work.

**Bedroom Two**

10' 9" x 7' 5" (3.28m x 2.27m)

Dual aspect with windows to front and side aspect with fitted shutters, radiator, original timbers.

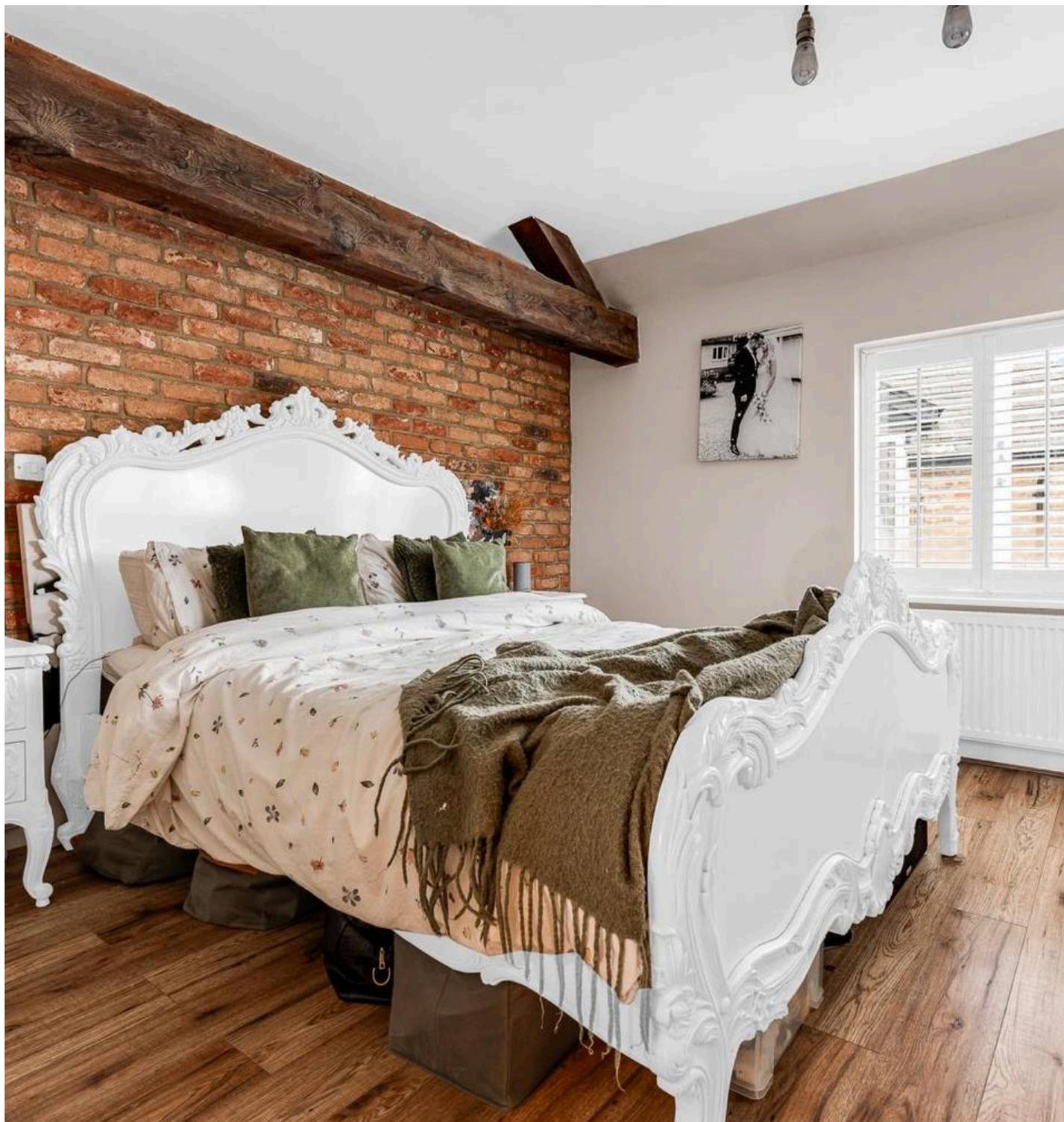
**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass screen, dual flush wc, pedestal wash hand basin, fully tiled, radiator, extractor fan.

**Loft Room**

11' 0" x 11' 1" (3.35m x 3.38m)

With window to side aspect, access to eaves storage.





**ALLOCATED PARKING**

2 Parking Spaces

Allocated parking for two vehicles.







## Elliot Heath Estate Agents

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