Elliot Heath
ESTATE AGENTS

26 Lower Bourne Gardens, Ware

Offers Over **£550,000**

26 Lower Bourne Gardens

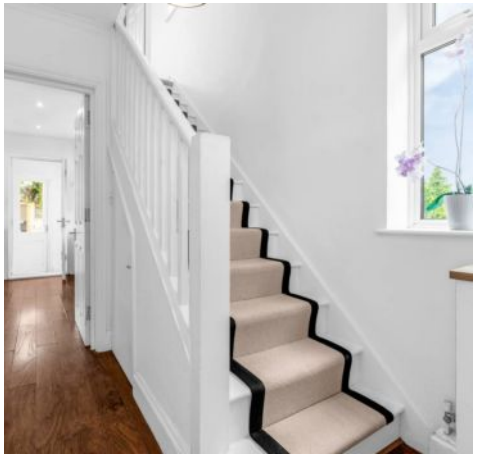
Ware, Ware

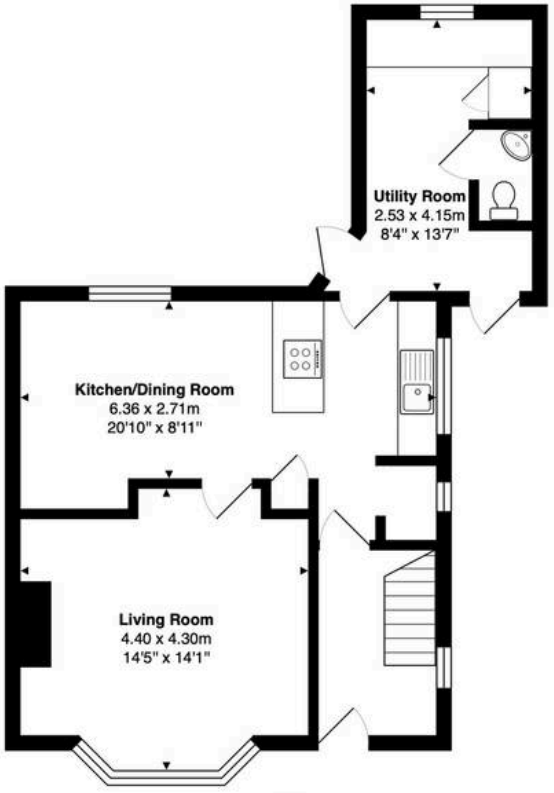
Extended three bedroom semi detached family home with stunning main bedroom suite and generous rear garden.
Council Tax band: D

Tenure: Freehold

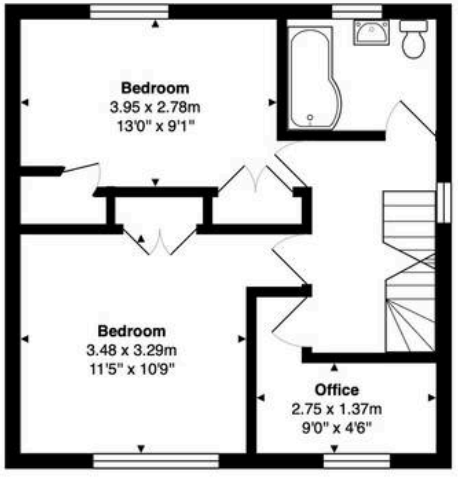
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

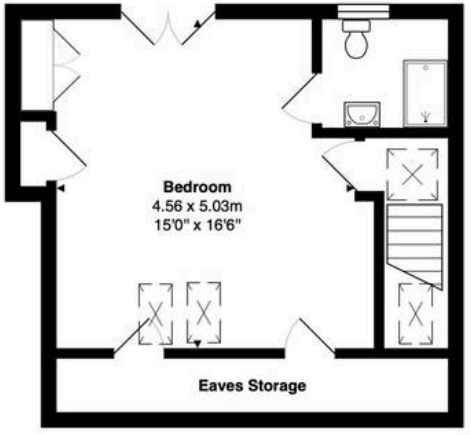




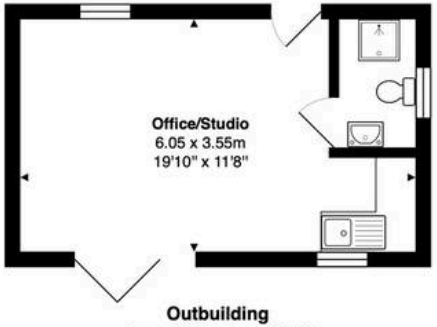
Ground Floor
Area: 54.4 m² ... 586 ft²



First Floor
Area: 42.2 m² ... 455 ft²



Second Floor
Area: 37.4 m² ... 403 ft²



Outbuilding
Area: 21.5 m² ... 231 ft²

Total Area: 155.6 m² ... 1675 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

Entrance Hall
Window to side aspect, stairs rising to the first floor. Door giving access to:

Kitchen / Diner
20' 10" x 8' 11" (6.35m x 2.72m)
Fitted with a range of wall and base units with work surfaces over. Open to the dining area with a window to the rear aspect overlooking the garden. Door giving access to:

Living Room
14' 5" x 14' 1" (4.39m x 4.29m)
A lovely bay fronted room with views to the front.

Utility Area
13' 7" x 8' 4" (4.14m x 2.54m)
Space and plumbing for washing machine an tumble dryer, downstairs WC, door providing access to the side passage way and door accessing the garden.

First Floor Landing
Stairs rising to second floor and doors to:

Bedroom Two
11' 5" x 10' 9" (3.48m x 3.28m)
Window to front aspect, fitted wardrobes.

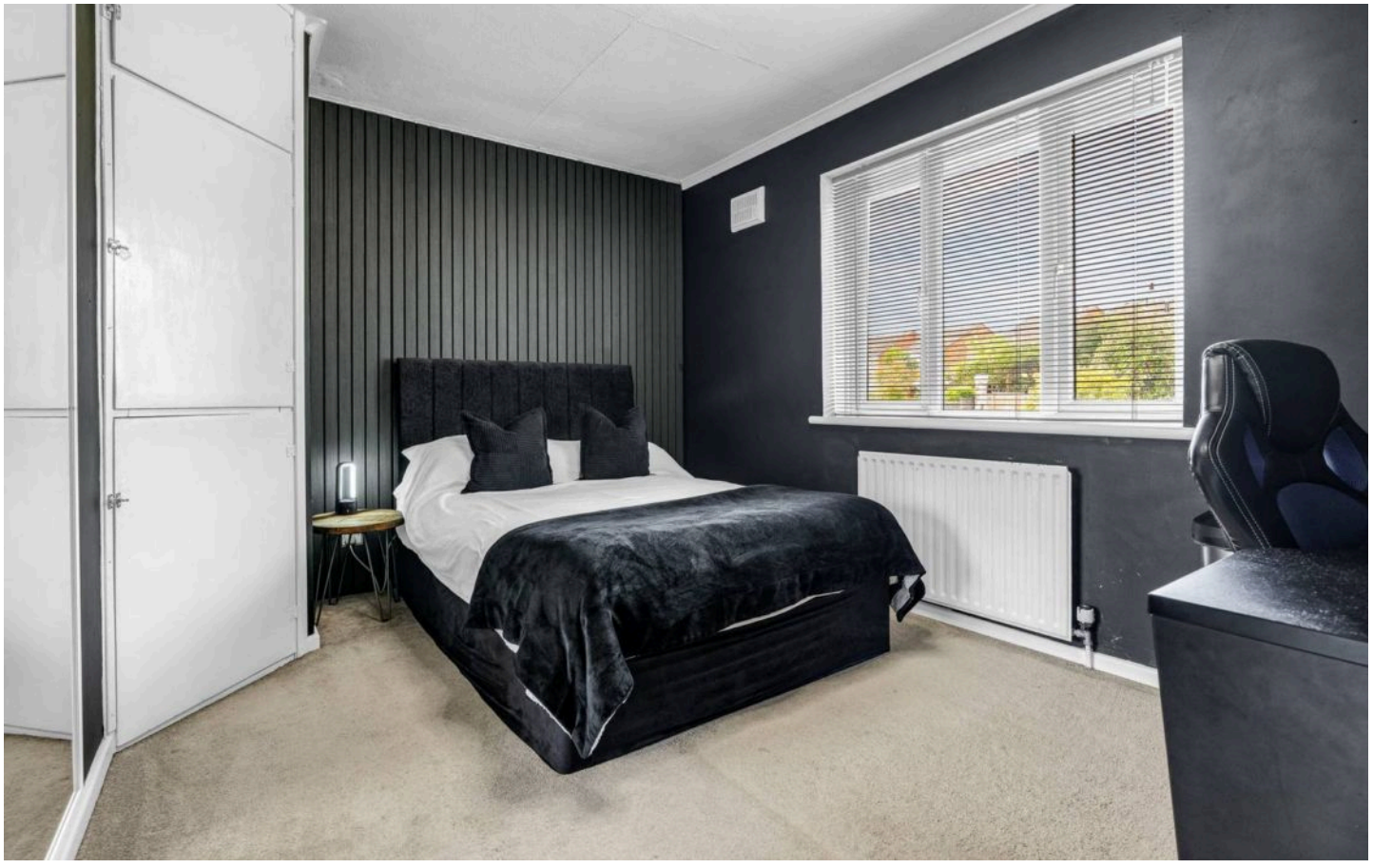
Bedroom Three
13' 0" x 9' 1" (3.96m x 2.77m)
Window to rear aspect overlooking the garden, fitted cupboard.

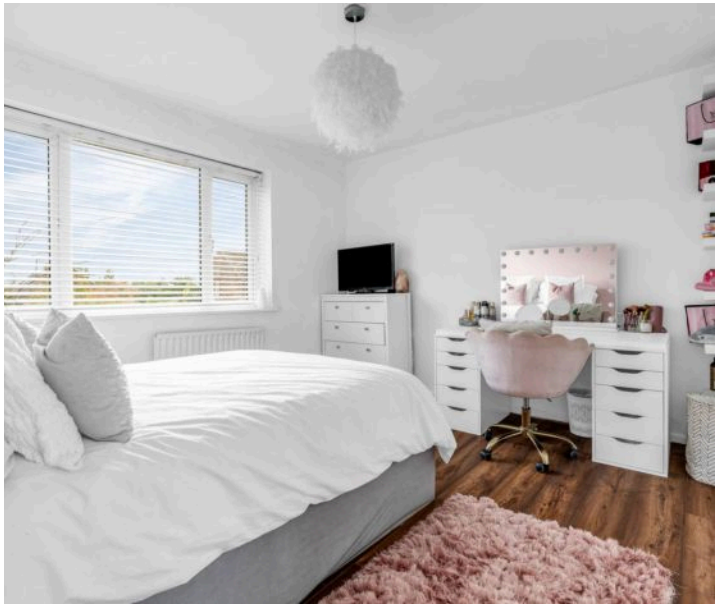
Study
9' 0" x 4' 6" (2.74m x 1.37m)
Window to front aspect.

Family Bathroom
Panel enclosed bath with shower over, Vanity drawer unit with inset sink, low level W.C, tiled walls and window to rear aspect.

Bedroom One
16' 6" x 15' 0" (5.03m x 4.57m)
A Beautiful room with fitted wardrobes, Juliette baloney with French doors.

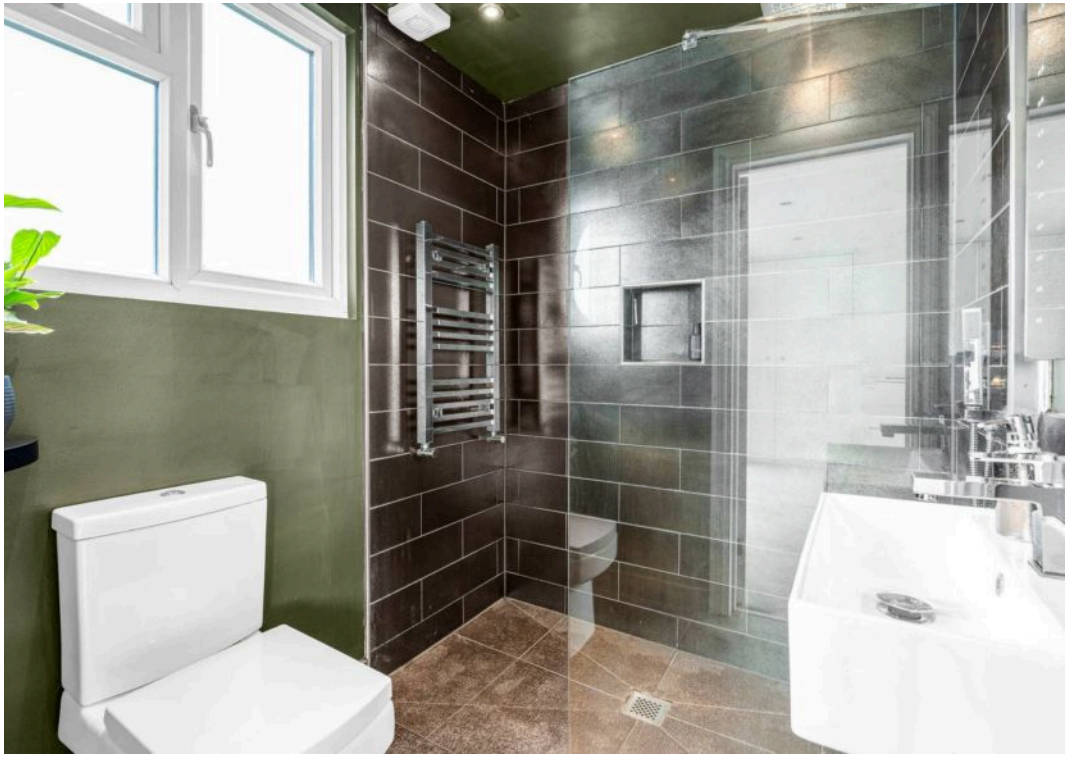
En-Suite
Fully tiled shower area, vanity drawer unit with inset sink, low level W.C and window to rear.

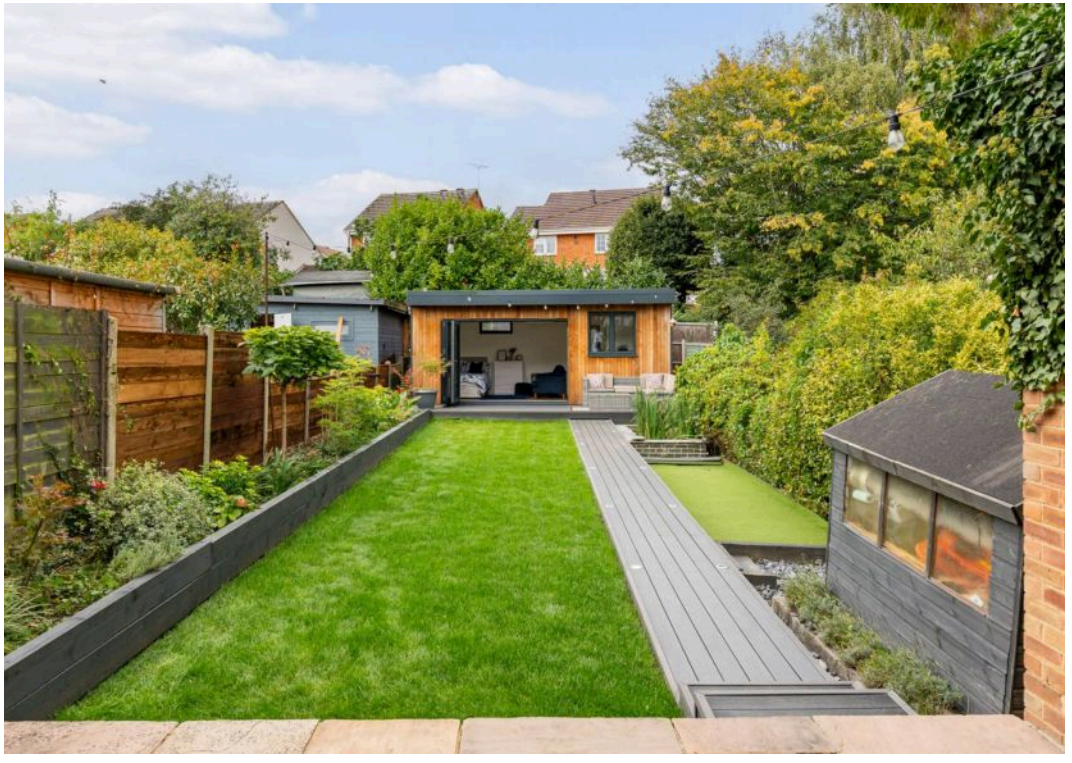




GARDEN

A particular feature of this home is the generous rear garden which is a paved patio to the immediate rear, together with a well maintained lawn area and further decked area. Shrub boarders. At the end of the garden to a beautiful garden room which lends itself for a home office or gym.





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