Elliot Heath
ESTATE AGENTS

44 Kingsway, Ware

Guide Price **£600,000**

44 Kingsway

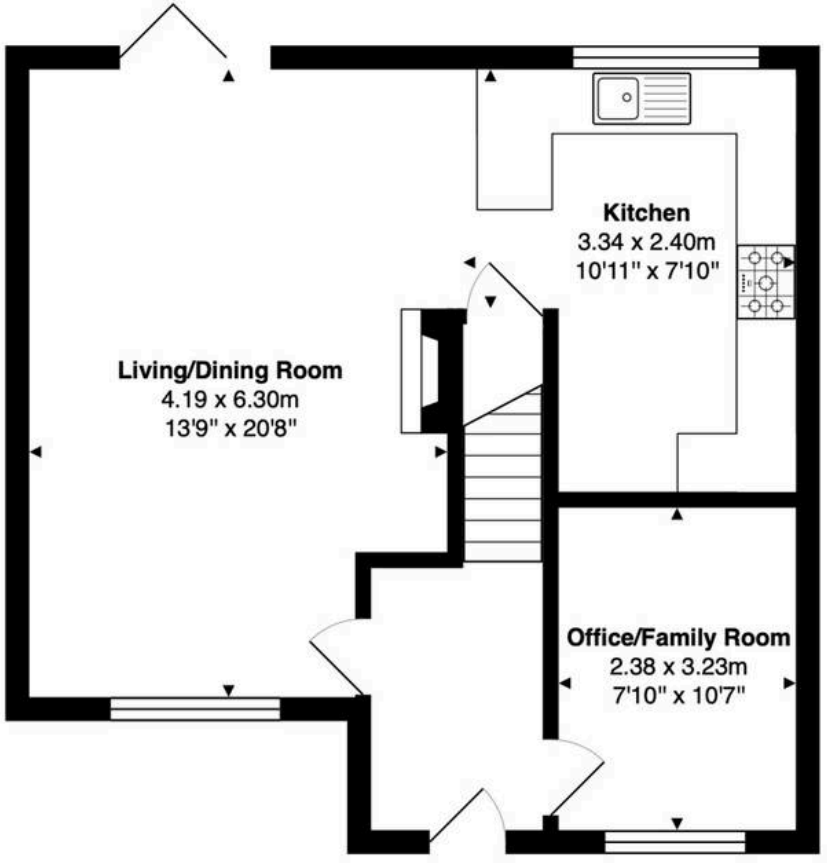
Ware, Ware

Extended 3-bed semi-detached on Kingshill development. Open plan living/dining, wood burning stove, fitted kitchen, generous driveway, mature garden. Near school, shops, transport.
Council Tax band: E

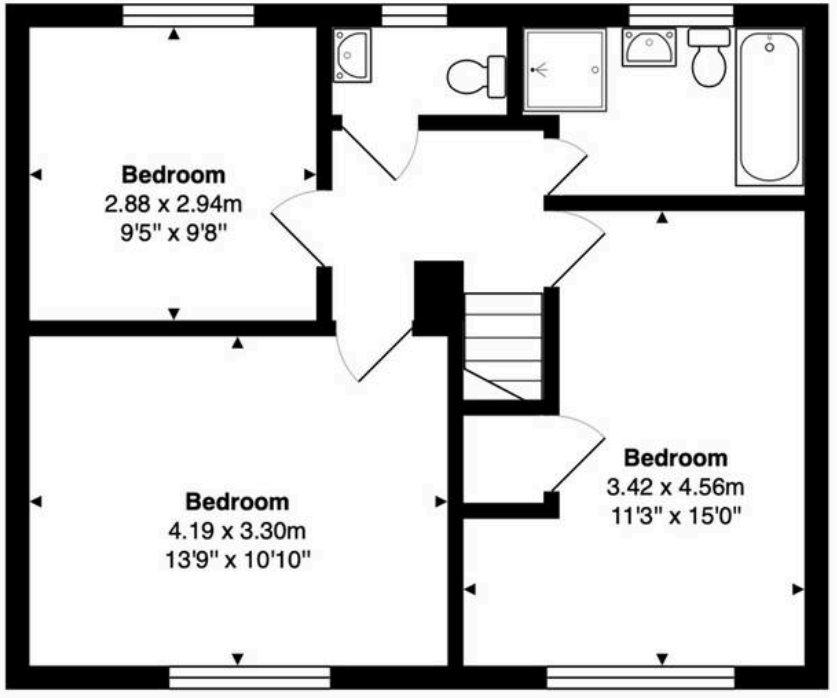
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Ground Floor
Area: 54.1 m² ... 582 ft²



First Floor
Area: 49.8 m² ... 536 ft²

Total Area: 103.9 m² ... 1118 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
With stairs rising to first floor landing, wood flooring, panelling to walls, radiator, doors to:

Office/Bedroom
7' 10" x 10' 7" (2.38m x 3.23m)
With double glazed window to front aspect, wood flooring, exposed brickwork, radiator.

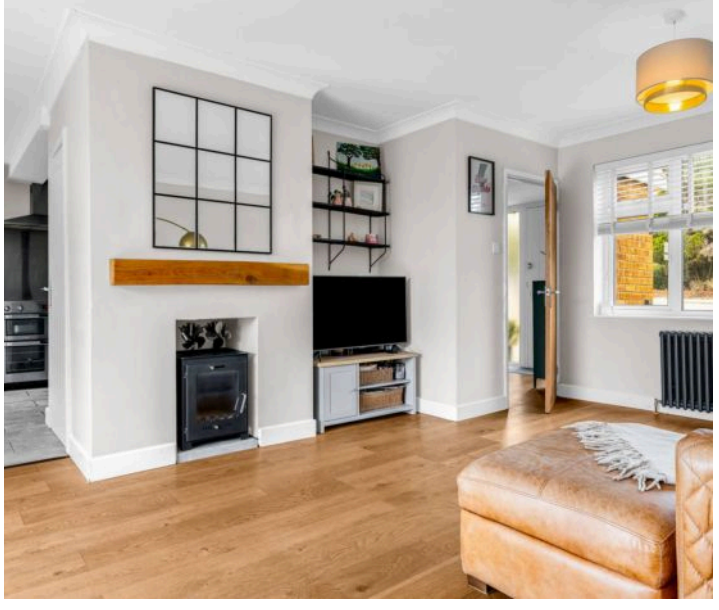
Living/Dining Room
13' 9" x 20' 8" (4.19m x 6.30m)
With double glazed window to front aspect and bi fold doors onto the rear garden, two radiators, fireplace housing a wood burning stove, wood flooring, open to:

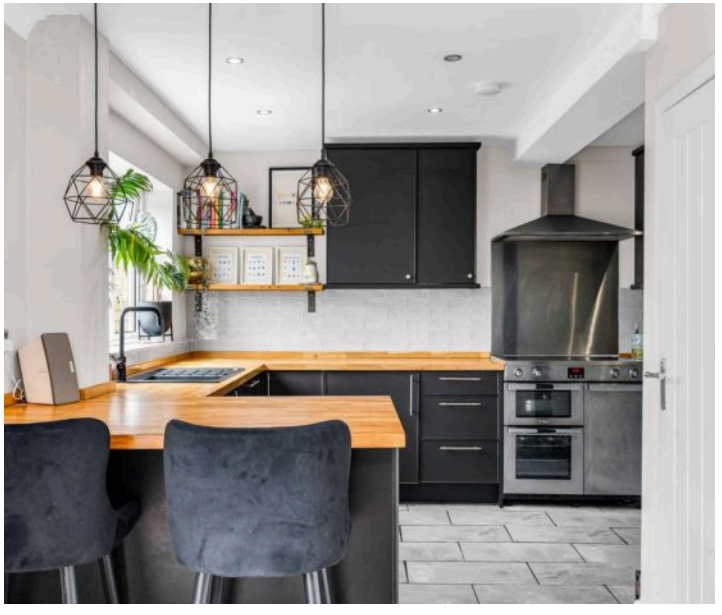
Kitchen
10' 11" x 7' 10" (3.34m x 2.40m)
With double glazed window to rear aspect over looking the garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, space for range style cooker, space for American style fridge/freezer, integrated washing machine and dishwasher, breakfast bar, tiled splash back areas, tiled flooring.

First Floor Landing
With doors to:

Bedroom One
13' 9" x 10' 10" (4.19m x 3.30m)
With double glazed window to front aspect, radiator, wood flooring, panelling to one wall.

Bedroom Two
11' 3" x 14' 11" (3.42m x 4.56m)
With double glazed window to front aspect, radiator, built in over stairs storage cupboard.

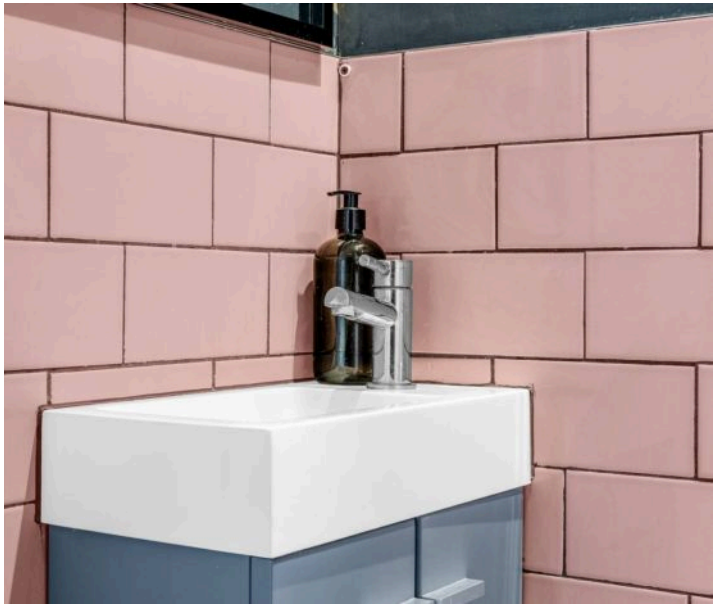




Bedroom Three
9' 5" x 9' 8" (2.88m x 2.94m)
With double glazed window to rear aspect, radiator, wood flooring.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Separate WC
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.



FRONT GARDEN

To the front there are raised brick shrub beds and hedge border. Access to the rear garden.

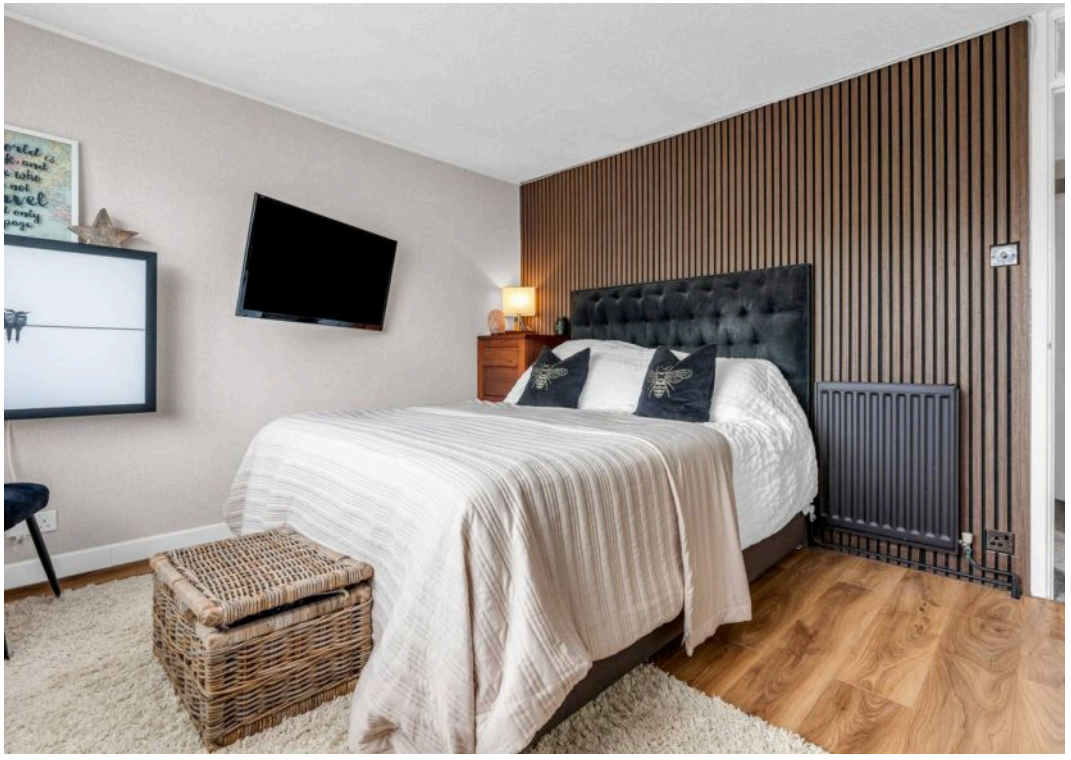
REAR GARDEN

The rear garden is of an extremely good size with decked seating area with pergola to the immediate rear of the property with the remainder laid to lawn, further barked seating area and paving housing the timber garden she with mature planted borders.

DRIVEWAY

4 Parking Spaces

Generous block paved driveway providing off street parking for several vehicles.



ISCARS
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