



Elliot Heath
ESTATE AGENTS

18 London Road, Ware
In Excess of **£525,000**

18 London Road

Ware, Ware

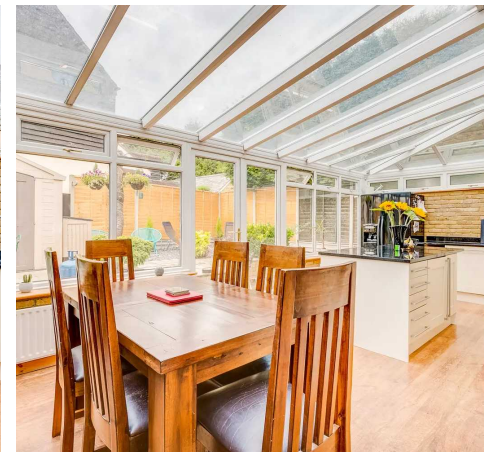
3 bed detached period home in Ware. Walking distance to high street, Presdales School & train station to London. Spacious reception room with fireplace, kitchen/dining room, 3 beds, bathroom, en suite shower. Off-street parking, low maintenance garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

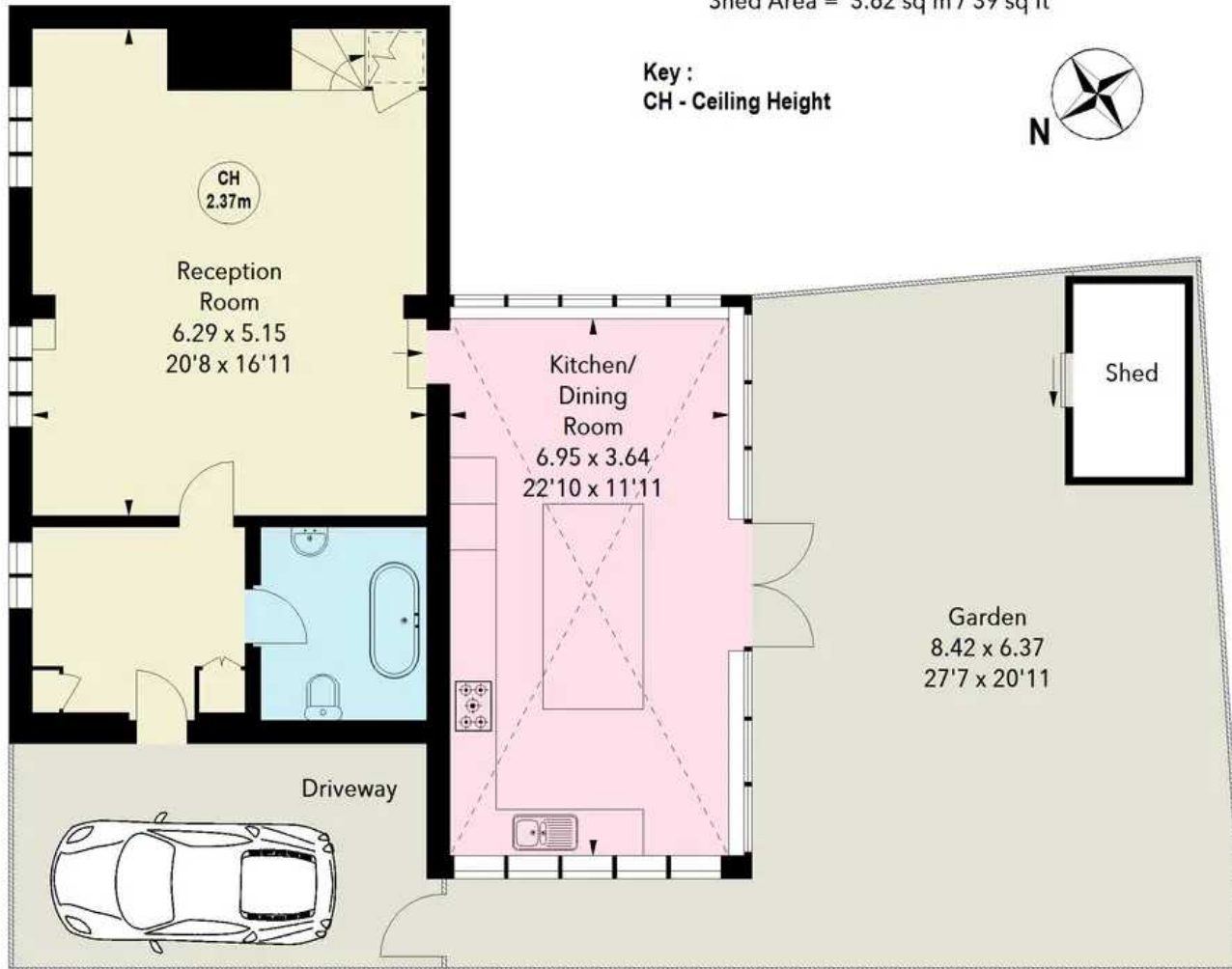
EPC Environmental Impact Rating: F



London Road, SG12

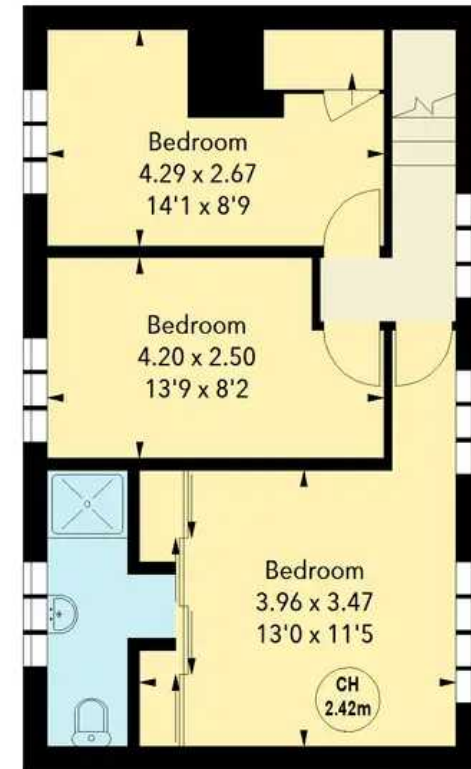
Approximate Area = 117.98 sq m / 1270 sq ft
(Excluding Shed)
Shed Area = 3.62 sq m / 39 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 72.37 sq m / 779 sq ft



First Floor

Approx. 45.61 sq m / 491 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Entrance Hall

With window to front aspect, wood flooring, radiator, two built storage cupboards, doors to:

Bathroom

Fitted with a suite comprising freestanding bath with shower attachment, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Reception Room

20' 8" x 16' 11" (6.30m x 5.16m)

With windows to front aspect, two radiators, redbrick fireplace, wood flooring, stairs rising to first floor landing, under stairs storage cupboard, open to:

Kitchen/Dining Room

22' 10" x 11' 11" (6.96m x 3.63m)

Of brick and glazed construction with double doors opening into the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, built in microwave, hob with extractor over, space for American style fridge/freezer, integrated appliances, tiled splash back areas wood flooring, two radiators.

First Floor Landing

With sash window to rear aspect, doors to:

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m)

With two sash windows to rear aspect, radiator, loft access, mirrored sliding doors to:

En Suite Shower Room

With window to front aspect with obscure glass. Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, radiator.



Bedroom Two

14' 1" x 8' 9" (4.29m x 2.67m)

With window to front aspect, radiator, built in wardrobe cupboard.

Bedroom Three

13' 9" x 8' 2" (4.19m x 2.49m)

With window to front aspect, radiator.





REAR GARDEN

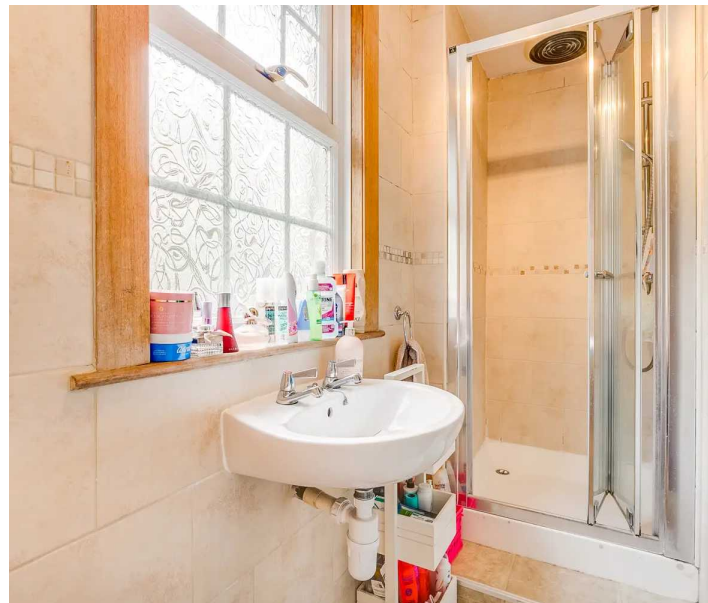
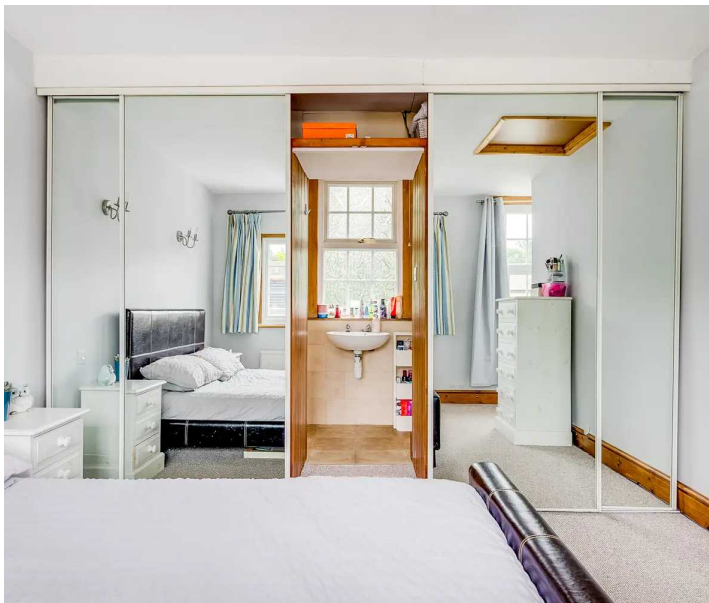
27' 7" x 20' 11" (8.41m x 6.38m)

The low maintenance rear garden is laid to slate with patio seating areas and various plants and shrubs, together with a garden shed and gated access to the front.

DRIVEWAY

1 Parking Space

To the front the property benefits from a driveway providing off street parking for one vehicle.







Elliot Heath Estate Agents

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