



**Elliot Heath**  
ESTATE AGENTS

**157 Musley Hill, Ware**  
Prices From **£525,000**

# 157 Musley Hill

Ware, Ware

Lovely 3-bed semi-detached Victorian home with driveway & garage. Generous accommodation includes lounge/dining room, kitchen, 3 beds, bathroom & private garden. Close to Ware High Street, station & open countryside. Call 0920 293333 to arrange a viewing.

Council Tax band: E

Tenure: Freehold

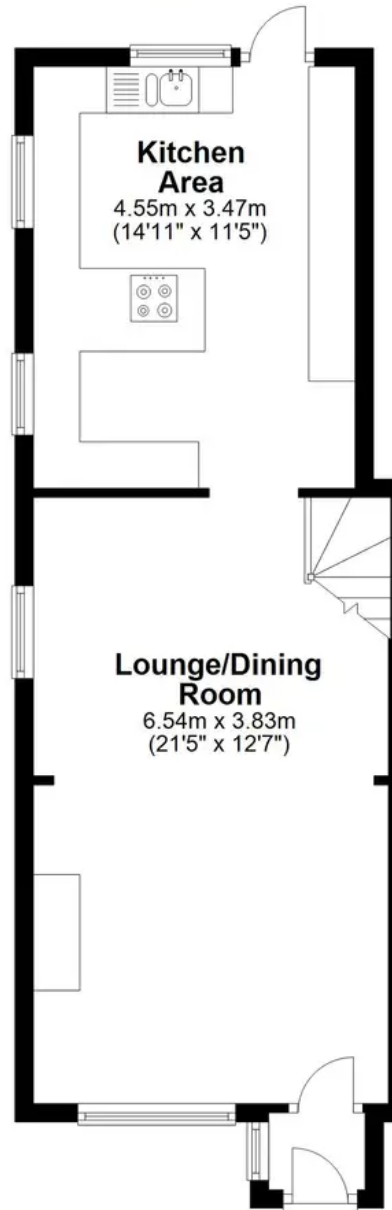
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



### Kitchen Area

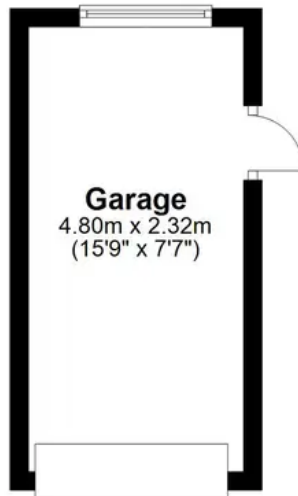
4.55m x 3.47m  
(14'11" x 11'5")

### Lounge/Dining Room

6.54m x 3.83m  
(21'5" x 12'7")

## Outbuilding

Approx. 11.1 sq. metres (119.9 sq. feet)

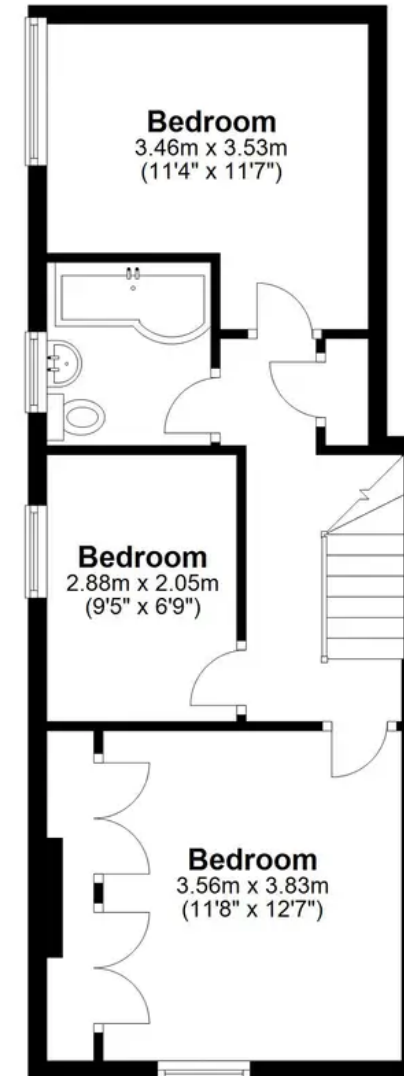


### Garage

4.80m x 2.32m  
(15'9" x 7'7")

## First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



### Bedroom

3.46m x 3.53m  
(11'4" x 11'7")

### Bedroom

2.88m x 2.05m  
(9'5" x 6'9")

### Bedroom

3.56m x 3.83m  
(11'8" x 12'7")

Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

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](http://www.matthewkyle.co.uk)

### Entrance Lobby

With double glazed window to side aspect, door to:

### Lounge/Dining Room

21' 5" x 12' 7" (6.53m x 3.84m)

With double glazed window to front and side aspect, feature fireplace, built in storage cupboard to one alcove, stairs rising to first floor landing, understairs storage cupboard, two radiators, door to:

### Kitchen

14' 11" x 11' 5" (4.55m x 3.48m)

With two double glazed windows to side aspect together with a double glazed window and door to 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 with gas hob over, appliance space, wall mounted boiler, tiled splash back areas, breakfast area, tiled flooring, radiator.

### First Floor Landing

With built in storage cupboard and doors to:

### Bedroom One

11' 8" x 12' 7" (3.56m x 3.84m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.

### Bedroom Two

11' 4" x 11' 7" (3.45m x 3.53m)

With double glazed window to side aspect, radiator.

### Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m)

With double glazed window to side aspect, radiator.

### Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclose bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, tiled walls, radiator.





### **FRONT GARDEN**

The low maintenance front garden is enclosed by a gate and brick wall and gives access to the driveway, garage and rear garden.

### **REAR GARDEN**

The rear garden benefits from patio and gravel seating areas with the remainder laid to lawn, personnel access to the rear garden.

### **GARAGE**

Triple Garage

The property has the unusual benefit of a driveway providing off street parking which in turn leads to the detached garage with window to rear aspect, personnel door to garden and up and over door to front aspect, measuring approx. 15'9 x 7'7 (4.80m x 2.32m)





## Elliot Heath Estate Agents

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