



Elliot Heath
ESTATE AGENTS

20 Coanwood Cottages, Wareside
Guide Price £500,000

20 Coanwood Cottages

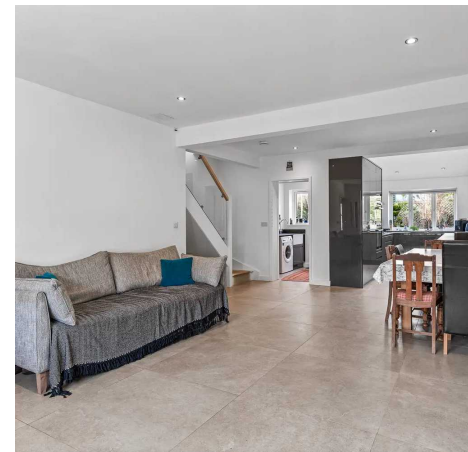
Wareside, Ware

Extended and improved 3-bed semi-detached family home in Wareside village. Open plan living with new fully integrated kitchen overlooking rear garden. Landscaped gardens with parking, timber workshop, and countryside views. Close to Ware town and railway station to London Liverpool Street. Council Tax band: C

Tenure: Freehold

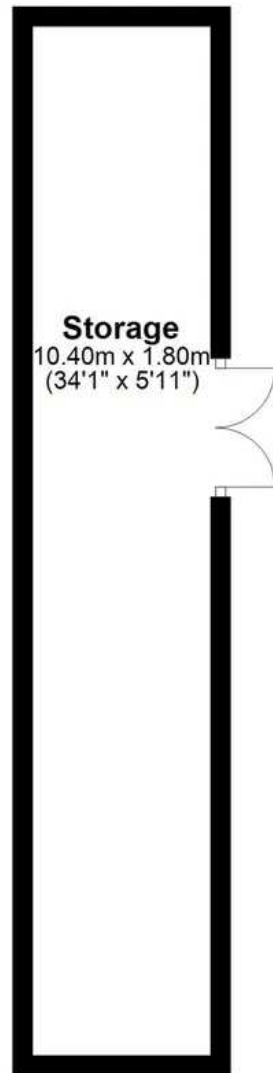
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



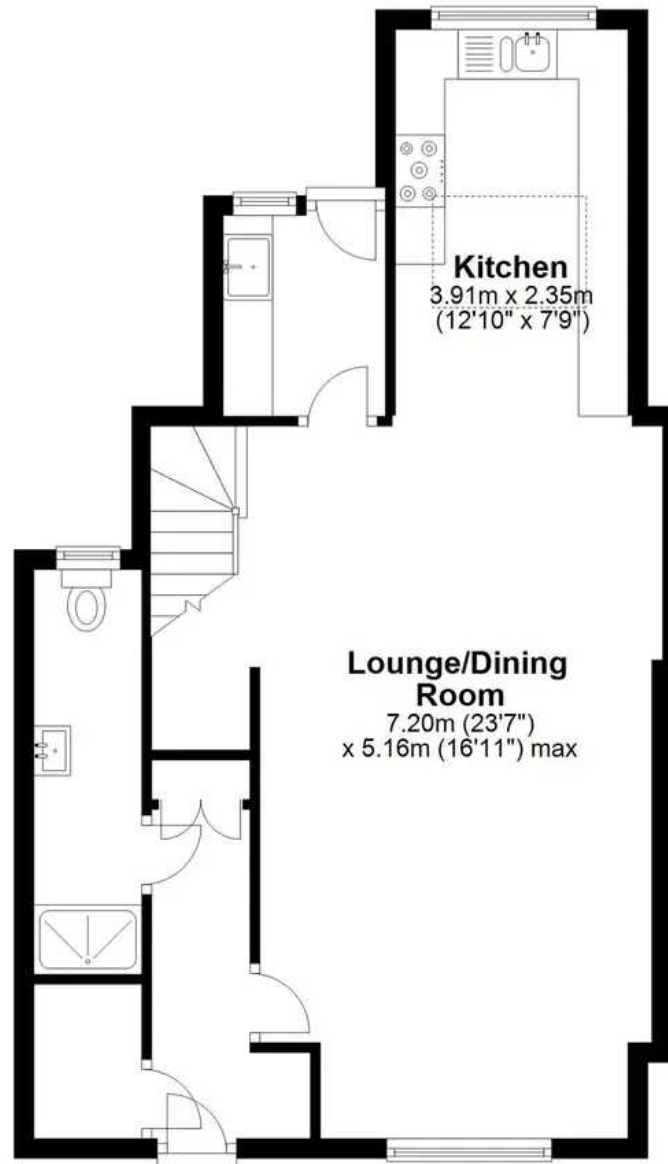
Outbuilding

Approx. 18.7 sq. metres (201.5 sq. feet)



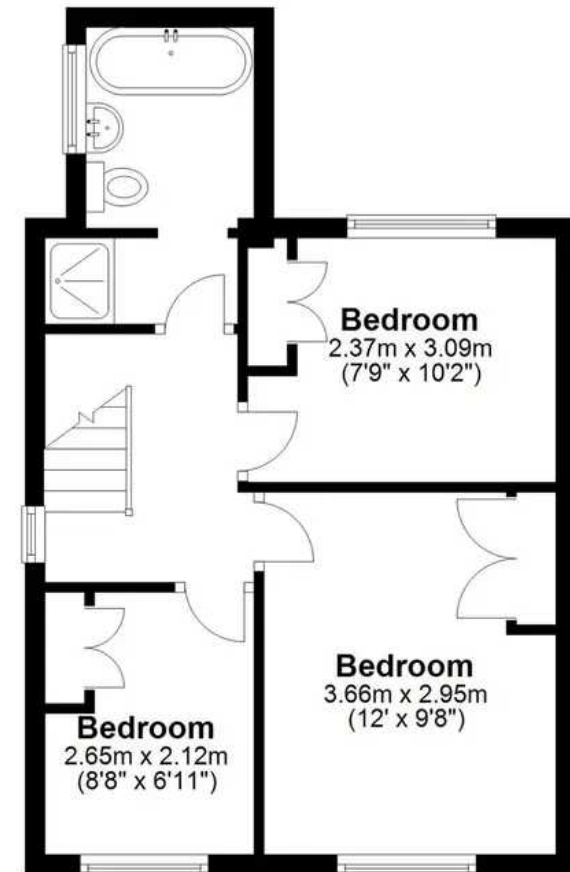
Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 111.0 sq. metres (1194.3 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

Entrance Hall

With two large built in storage cupboards, tiled flooring with underfloor heating, doors to:

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring with underfloor heating.

Lounge/Dining Room

23' 7" x 16' 11" (7.19m x 5.16m)

With double glazed window to front aspect, tiled flooring with underfloor heating, stairs rising to first floor landing, built in storage and display unit under the stairs there is no underfloor heating in this area, door to utility, open to:

Kitchen

12' 10" x 7' 9" (3.91m x 2.36m)

With double glazed window to rear aspect overlooking the garden. Comprehensively refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring with underfloor heating.

Utility

With double glazed window and door to rear aspect onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled flooring with underfloor heating.

First Floor Landing

With easy to use ladder giving access to the boarded loft and doors to:

Bedroom One

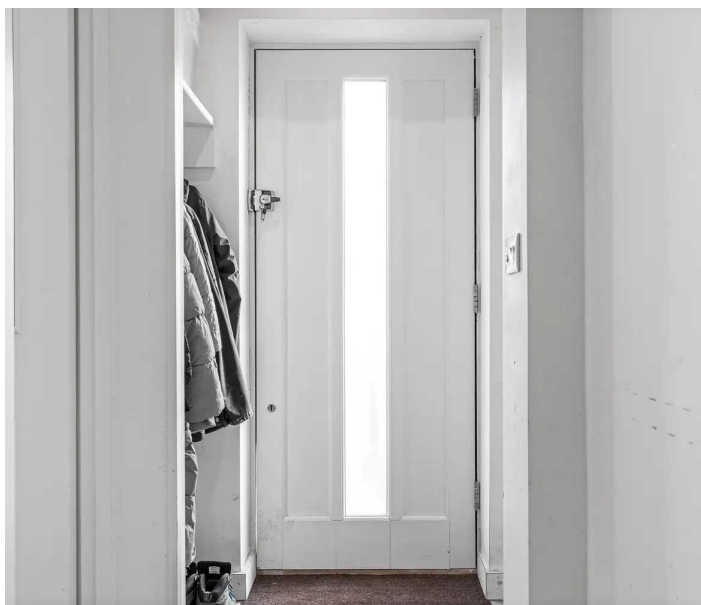
12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

7' 9" x 10' 2" (2.36m x 3.10m)

With double glazed window to rear aspect, radiator, fitted



Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

7' 9" x 10' 2" (2.36m x 3.10m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

Bedroom Three

8' 8" x 6' 11" (2.64m x 2.11m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bathroom

With double glazed window to side aspect with obscure glass. The bathroom requires some completion works and currently comprises freestanding bath, pedestal wash hand basin, dual flush wc currently not in use.

Large Timber Workshop/Storage

34' 1" x 5' 11" (10.39m x 1.80m)

Large timber storage/workshop. with power connected.





FRONT GARDEN

The front garden is laid to lawn with views over local countryside.

REAR GARDEN

The rear garden has been beautifully landscaped with large patio seating area, low maintenance beds planted with shrubs and plants with the remainder laid to lawn. Power points and warm water tap. There is a large timber workshop to the rear of the garden.

OFF STREET

3 Parking Spaces

There is parking for several vehicles to the rear of the garden.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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