



**Elliot Heath**  
ESTATE AGENTS

**63 Cundalls Road, Ware**  
Guide Price **£400,000**

# 63 Cundalls Road

Ware, Ware

Well-presented 3-bed family home in Ware with reception room, kitchen, downstairs wc, gas central heating, double glazing, air conditioning, family bathroom, and rear garden. Ample driveway parking. Close to amenities and train station. Call 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

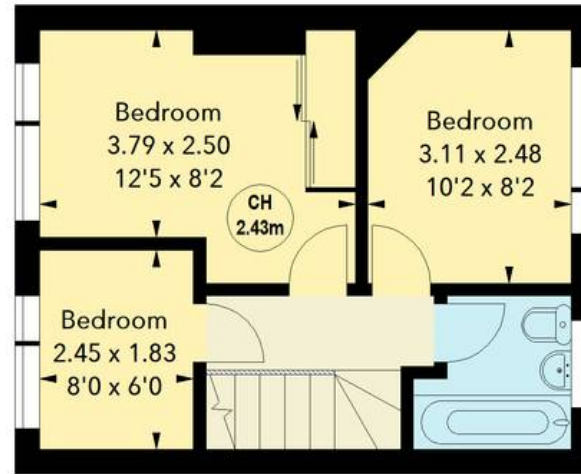
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Cundalls Road, SG12

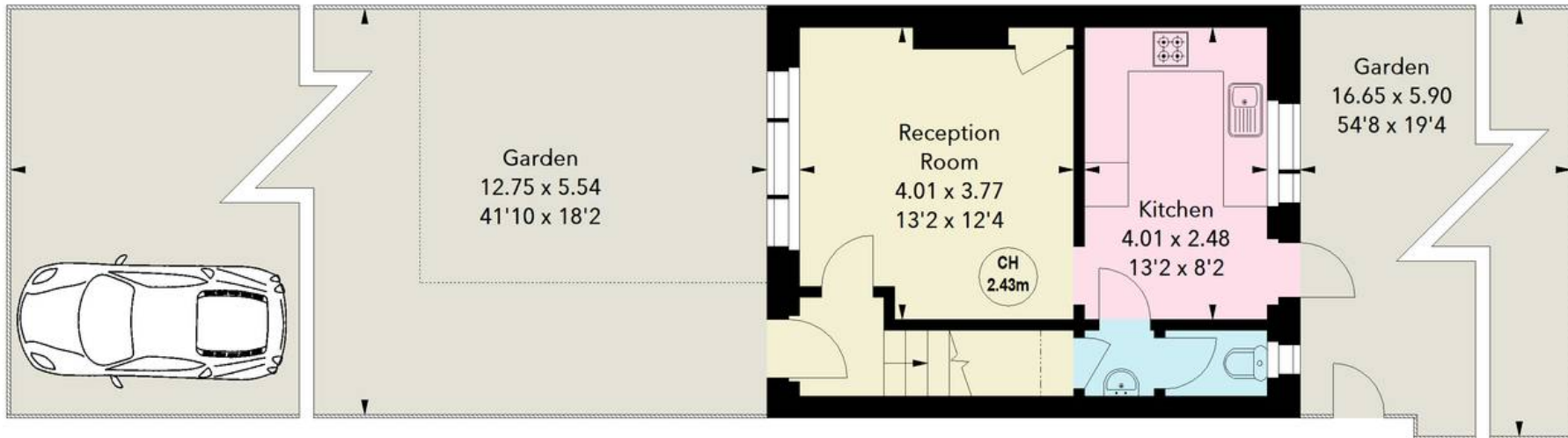
Approximate Area = 64.94 sq m / 699 sq ft



## First Floor

Approx. 32.33 sq m / 348 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

Approx. 32.61 sq m / 351 sq ft

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

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### Entrance Hall

With stairs rising to first floor landing, radiator, door to:

### Reception Room

13' 2" x 12' 4" (4.01m x 3.76m)

With double glazed window to front aspect, radiator, air conditioning unit, wood effect flooring, built in storage cupboard, open to:

### Kitchen

13' 2" x 8' 2" (4.01m x 2.49m)

With double glazed window and door to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, wall mounted boiler, appliance space, tiled splash back areas, tiled flooring, radiator, door to:

### Inner Lobby

With wash hand basin, built in storage cupboard, door to:

### Separate WC

With double glazed window to rear aspect. Fitted with a low flush wc and radiator.

### First Floor Landing

With doors to:

### Bedroom One

12' 5" x 8' 2" (3.78m x 2.49m)

With double glazed window to rear aspect, radiator, air conditioning unit, fitted wardrobe cupboards.

### Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

With double glazed window to front aspect, radiator.



**Bedroom Three**

8' 0" x 6' 0" (2.44m x 1.83m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to front aspect. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





## REAR GARDEN

54' 8" x 19' 4" (16.66m x 5.89m)

The rear garden is mainly laid to lawn with a patio seating area.

## DRIVEWAY

2 Parking Spaces

To the front the property benefits from a very generous driveway providing off street parking for several vehicles with flower and shrub border and gated access to the rear garden.





## Elliot Heath Estate Agents

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