



**Elliot Heath**  
ESTATE AGENTS

**37 Presdales Drive, WARE**  
Guide Price £400,000



# 37 Presdales Drive

WARE, Ware

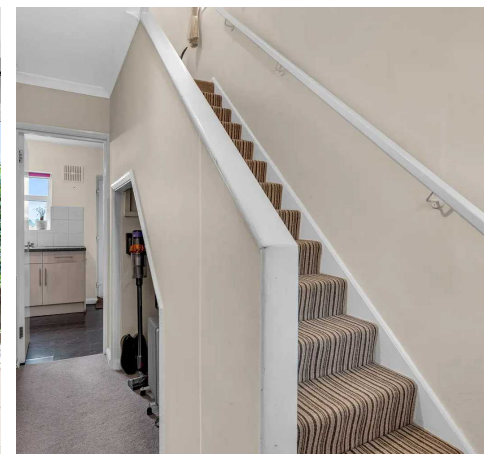
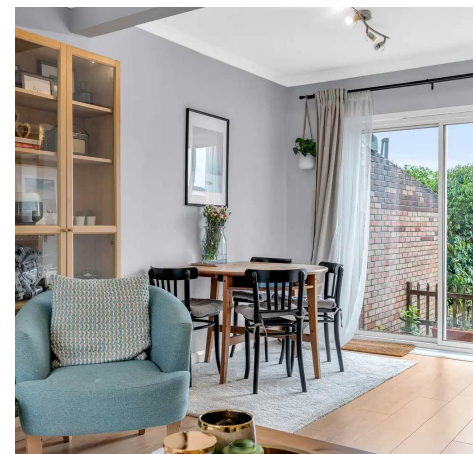
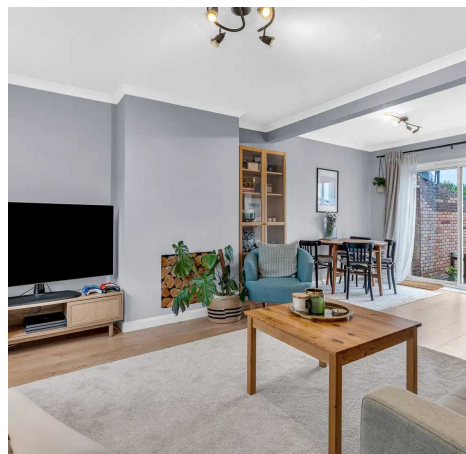
Beautifully presented 2/3 bed family home in sought after South-side of Ware. Features open plan living/dining, fitted kitchen, gas central heating, double glazing, good-sized rear garden, and brick-built store. Close to well-regarded schools, train station, and high street amenities.

Council Tax band: C

Tenure: Freehold

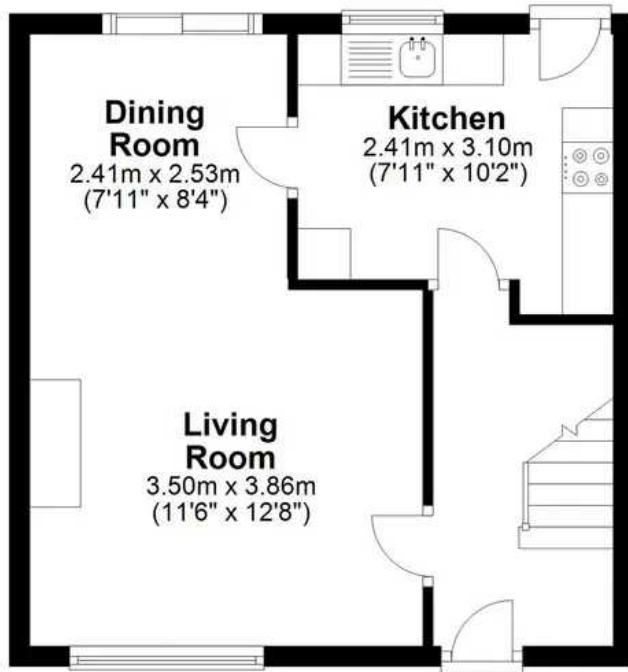
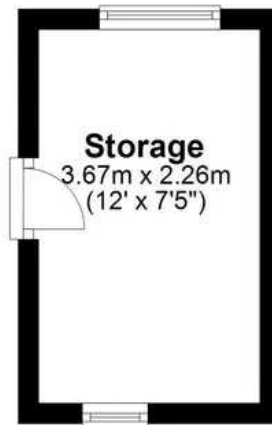
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



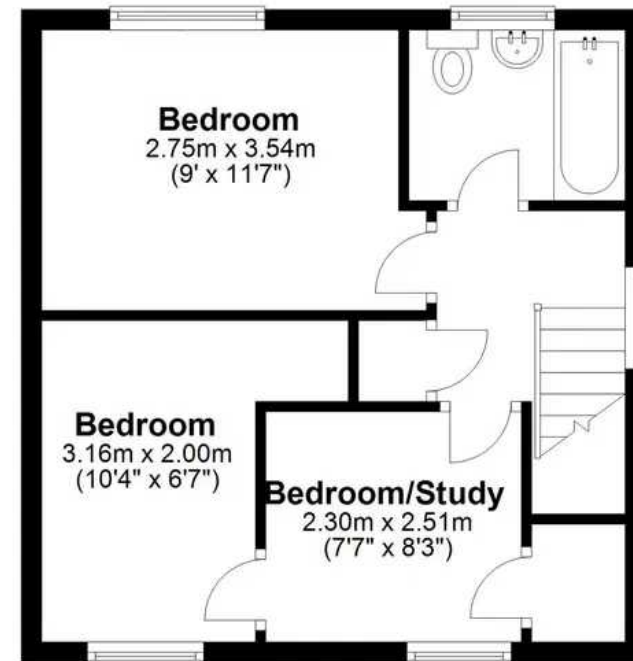
## Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 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.

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### Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, recess for storage below, radiator, doors to:

### Living Room

11' 6" x 12' 8" (3.51m x 3.86m)

With double glazed window to front aspect, radiator, wood effect flooring, feature fireplace, open to:

### Dining Room

7' 11" x 8' 4" (2.41m x 2.54m)

With double glazed sliding patio doors to the rear garden, radiator, wood effect flooring, door to:

### Kitchen

7' 11" x 10' 2" (2.41m x 3.10m)

With 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 oven with gas hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With double glazed window to side aspect, airing cupboard, access to loft, doors to:

### Bedroom One

9' 0" x 11' 7" (2.74m x 3.53m)

With double glazed window to rear aspect, radiator.

### Bedroom Three

7' 7" x 8' 3" (2.31m x 2.51m)

With double glazed window to front aspect, radiator, built in storage cupboard, door to:

### Bedroom Two

10' 4" x 6' 7" (3.15m x 2.01m)

With double glazed window to front aspect, radiator.





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### **Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over with glass shower screen, pedestal wash hand basin. low level w.c.. tiled splash back areas. wood







## REAR GARDEN

The rear garden is mainly laid to lawn, with paved seating area together with a further shingle area to the rear of the garden, mature shrubs, useful brick built store, side gated access.











## Elliot Heath Estate Agents

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