



Elliot Heath
ESTATE AGENTS

12 Winton Road, Ware
Guide Price **£675,000**

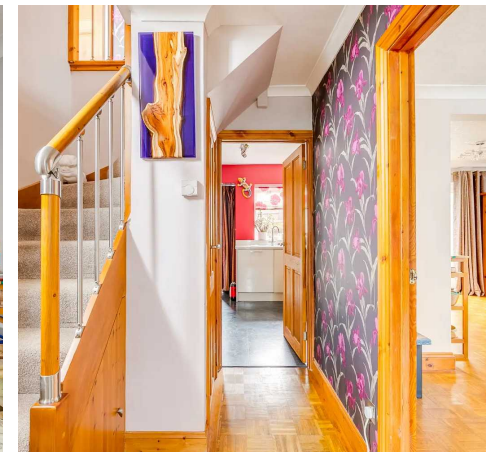
12 Winton Road

Ware, Ware

Rarely available 3-bed detached family home in sought-after location near Ware town centre. Features 2 reception rooms, conservatory, fitted kitchen, mature front garden, driveway, terraced rear garden, workshop. Close to shops, bars, restaurants, and train station.

Council Tax band: E

Tenure: Freehold

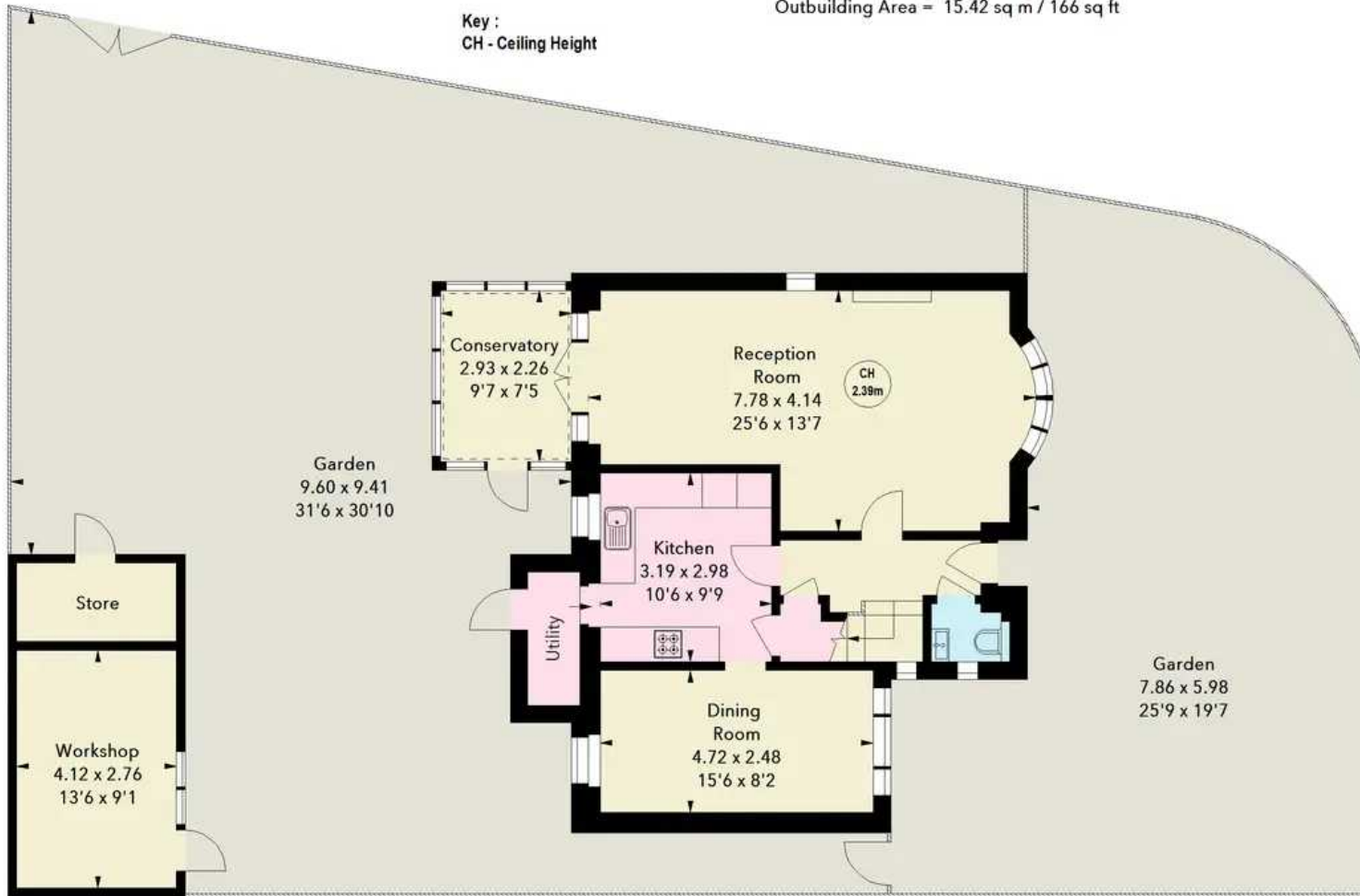


Winton Road, SG12

Approximate Area = 140.93 sq m / 1517 sq ft
(Including Outbuilding)

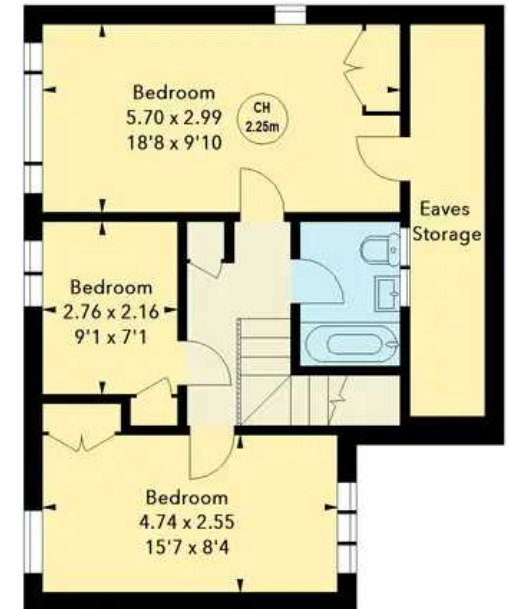
Outbuilding Area = 15.42 sq m / 166 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 68.19 sq m / 734 sq ft



First Floor

Approx. 57.32 sq m / 617 sq ft

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

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Entrance Hall

With double glazed window to side aspect, stairs rising to first floor landing, under stairs storage cupboard, parquet flooring, radiator, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising wash hand basin, wc, tiled splash back areas, radiator.

Reception Room

25' 6" x 13' 7" (7.77m x 4.14m)

Dual aspect with double glazed bay window to front aspect and double glazed window to side aspect, three radiators, parquet flooring, feature fireplace, glazed double doors to:

Conservatory

9' 7" x 7' 5" (2.92m x 2.26m)

Of glazed construction with door giving access to the rear garden.

Kitchen

10' 6" x 9' 9" (3.20m x 2.97m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring, built in pantry cupboard, open to dining room and open to:

Utility

With door giving access to the rear garden, tiled flooring, appliance space.

Dining Room

15' 6" x 8' 2" (4.72m x 2.49m)

Dual aspect with double glazed windows to front and rear aspect, radiator, wood effect flooring.

First Floor Landing

With built in storage cupboard and doors to:



Bedroom One

18' 8" x 9' 10" (5.69m x 3.00m)

Dual aspect with double glazed windows to rear and side aspect, radiator, built in wardrobe cupboard, door to eaves storage.

Bedroom Two

15' 7" x 8' 4" (4.75m x 2.54m)

Dual aspect with double glazed windows to front and rear aspect, radiator, built in wardrobe cupboard.

Bedroom Three

9' 1" x 7' 1" (2.77m x 2.16m)

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

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled walls, tiled flooring, chrome heated towel rail.





FRONT GARDEN

To the front the property benefits from a mature heavily stocked garden with gated access to the rear garden.

REAR GARDEN

The low maintenance rear garden is paved and arranged on two levels, the upper level house a very useful brick-built workshop and store.

OFF STREET

2 Parking Spaces

To the rear of the property double gates give access to the off street parking.







Elliot Heath Estate Agents

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