



**Elliot Heath**  
ESTATE AGENTS

**2 Chadwell Rise, Ware**  
Guide Price £700,000

## 2 Chadwell Rise

Ware, Ware

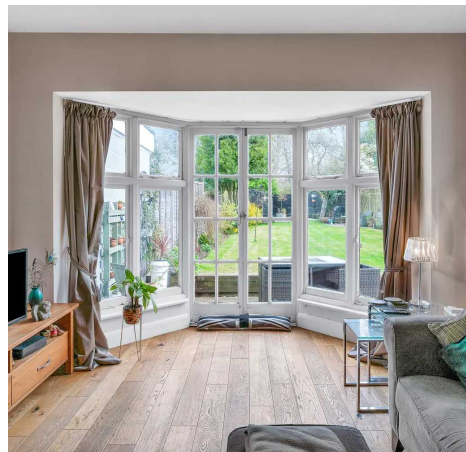
Rare 1930's three-bedroom family home on Ware's South side with period features including wood panelling and fireplaces. Reception hall, living room, dining room, kitchen, mature 73ft garden, off-street parking. Close to amenities, Presdales school, and London railway.

Council Tax band: E

Tenure: Freehold

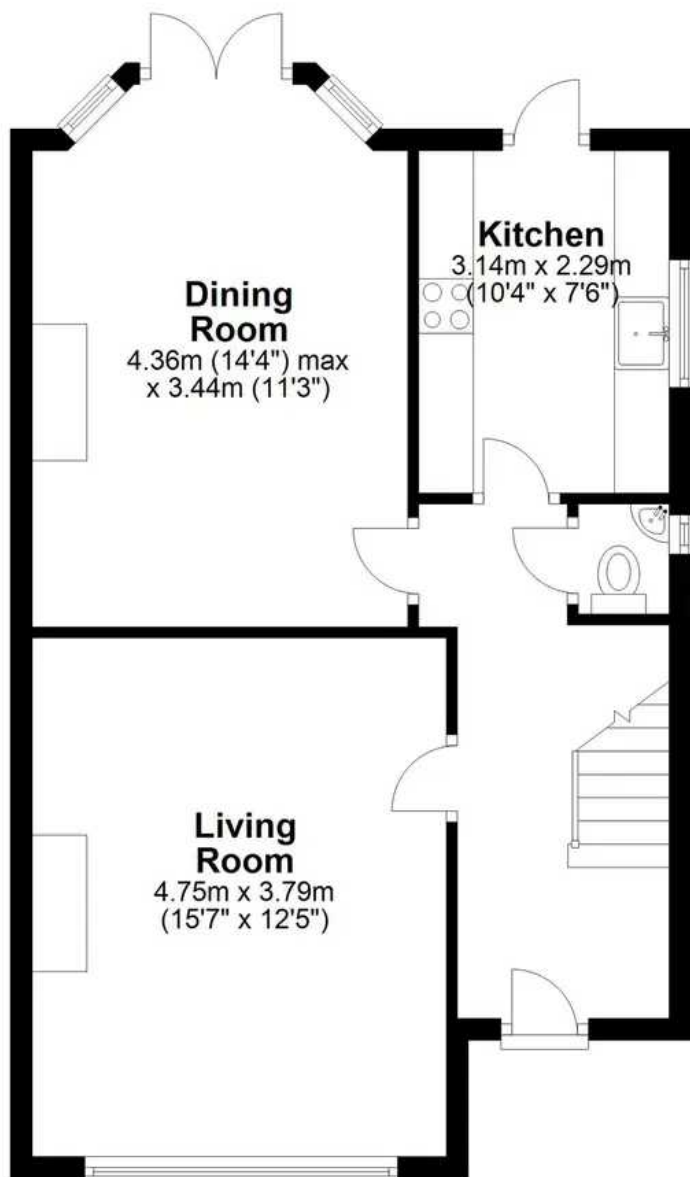
EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E



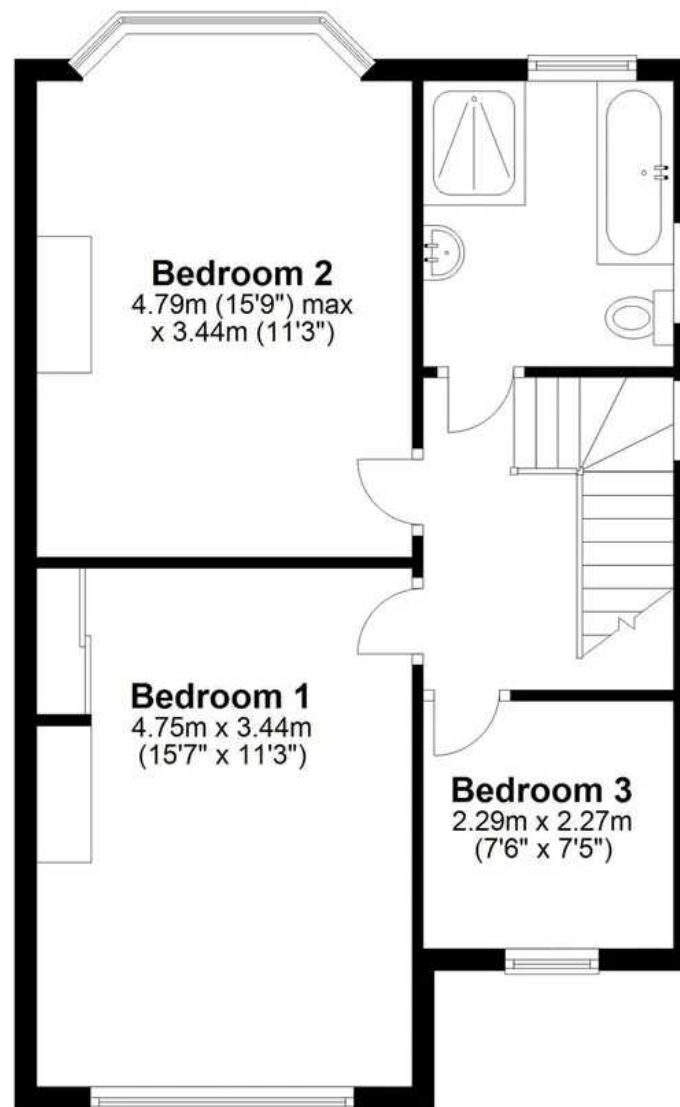
## Ground Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.6 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 Porch

With original entrance door with lead light/ stain glass panelling providing access to:

### Entrance Hall

With stairs rising to the first floor landing with original balustrade and hand rail, wood panelling, wood flooring, under stairs storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising, dual flush wc, wall hung wash hand basin, tiled splash back areas. wood flooring.

### Living Room

15' 7" x 12' 5" (4.75m x 3.78m)

A most attractive room with the original stain glass window to front aspect having leaded lights and attractive arched wooden detail to the original window frame, art nouveau style feature fireplace set within a timber surround, coved ceiling, picture rail, built in storage and shelving to alcoves, wood flooring.

### Dining Room

14' 4" x 11' 3" (4.37m x 3.43m)

Walk in bay to rear aspect with double doors leading on to the rear garden, fireplace housing a wood burning stove, vertical radiator, wood flooring, picture rail, coving to ceiling.

### Kitchen

10' 4" x 7' 6" (3.15m x 2.29m)

With double glazed window to side aspect and door giving access to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, wood flooring.



### **First Floor Landing**

With double glazed window to side aspect, loft access, door to:

### **Bedroom One**

15' 7" x 11' 3" (4.75m x 3.43m)

With original window to front aspect, with leaded lights and stain glass, attractive feature fireplace, radiator, picture rail, fitted wardrobe cupboard with sliding mirrored doors.

### **Bedroom Two**

15' 9" x 11' 3" (4.80m x 3.43m)

With bay window to rear aspect, radiator, attractive tiled fireplace, picture rail.

### **Bedroom Three**

7' 6" x 7' 7" (2.29m x 2.31m)

With box bay window to front aspect, radiator.

### **Bathroom**

Dual aspect with double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate walk in shower cubicle, dual flush wc, wash hand basin, fully tiled, chrome heated towel rail.





## REAR GARDEN

The rear garden is of an extremely good size extending to approx 73ft and is heavily stocked with mature shrubs and plants. To the rear of the property there is a patio seating area with further seating areas to the rear of the garden together with a timber garden shed.

## GARAGE

Triple Garage

The property enjoys a generous frontage with parking for several vehicles together with gated access to the rear garden.







## Elliot Heath Estate Agents

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