



**Elliot Heath**  
ESTATE AGENTS

**82 Musley Hill, Ware**  
Prices From **£475,000**

# 82 Musley Hill

Ware, Ware

Charming 3-bed family home in Ware, close to town centre. Features kitchen/dining room, living room, new gas boiler, 3 bedrooms, family bath. Driveway, garage, private garden. Near shops, bars, restaurants, trains to London. Contact Elliot Heath at 01920 293333 to view.

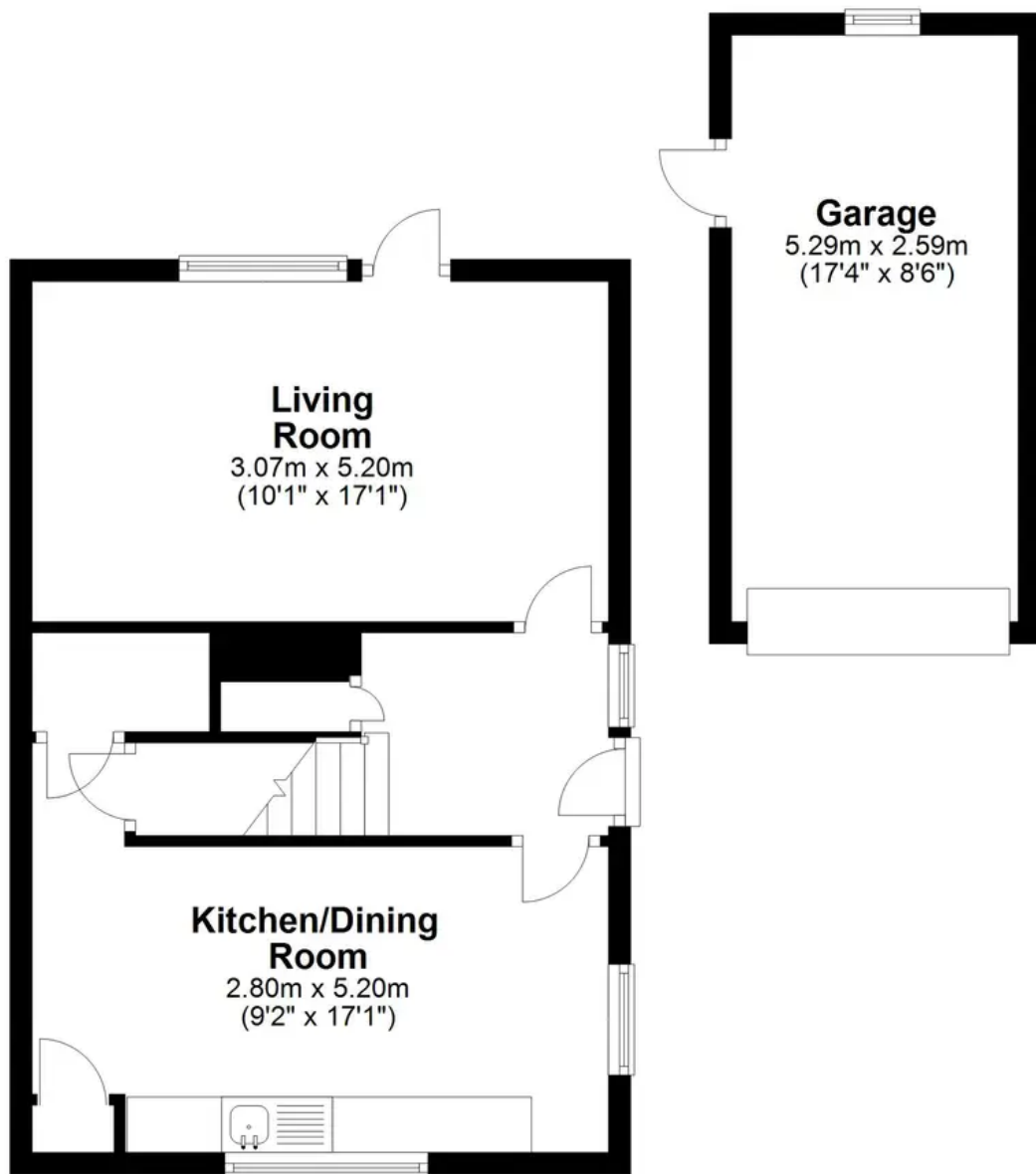
Council Tax band: E

Tenure: Freehold



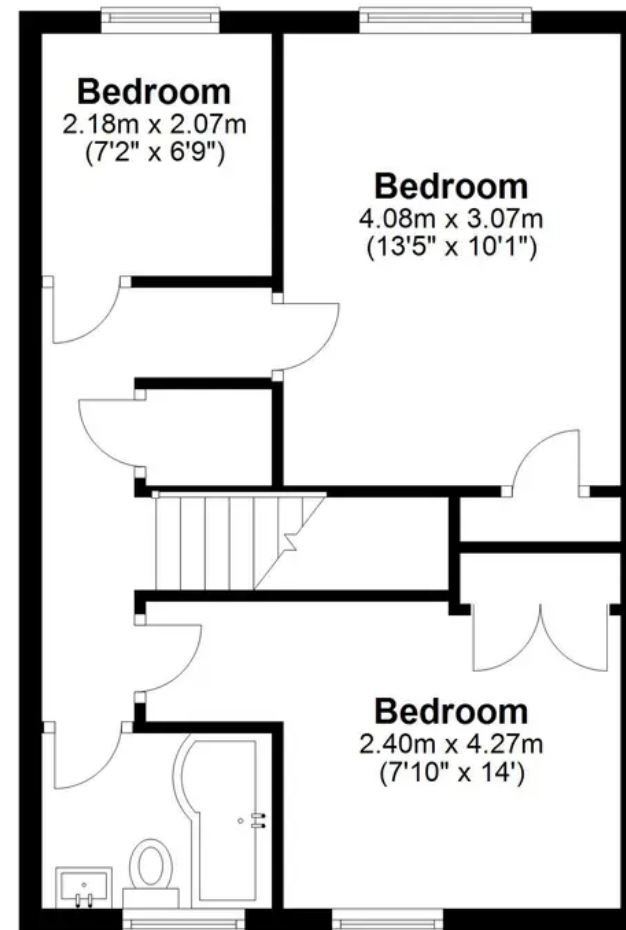
## Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 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 Hallway

With double glazed window to side aspect, stairs rising to first floor landing, built in storage cupboard, radiator, doors to:

### Kitchen/Dining Room

17' 1" x 9' 2" (5.21m x 2.79m)

Dual aspect with double glazed window to front and side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring, newly fitted radiator, a walk in larder and two storage cupboards.

### Living Room

17' 1" x 10' 1" (5.21m x 3.07m)

With double glazed window and door to the rear garden, newly fitted radiator, feature fireplace with inset fire.

### First Floor Landing

With built in storage cupboard and doors to:

### Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m)

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

### Bedroom Two

14' 0" x 7' 10" (4.27m x 2.39m)

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

### Bedroom Three

7' 2" x 6' 9" (2.18m x 2.06m)

With double glazed window to rear aspect, radiator.



**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, newly fitted radiator.





### **FRONT GARDEN**

The front garden is mainly laid to lawn with flower and shrub borders, gated access to the rear garden.

### **REAR GARDEN**

The private rear garden has paved patio seating areas with the remainder laid to lawn with flower and shrub borders. Timber garden shed.

### **GARAGE**

Single Garage

The property benefits from a driveway providing off street parking for two vehicles which in turn gives access to the detached garage measuring approx 17'4 x 8'6 (5.29m x 2.59) with up and over door to front aspect, window to rear aspect and personnel door to the rear garden.





## Elliot Heath Estate Agents

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