



**Elliot Heath**  
ESTATE AGENTS

**9 Garland Road, WARE**  
Guide Price **£575,000**

# 9 Garland Road

WARE, Ware

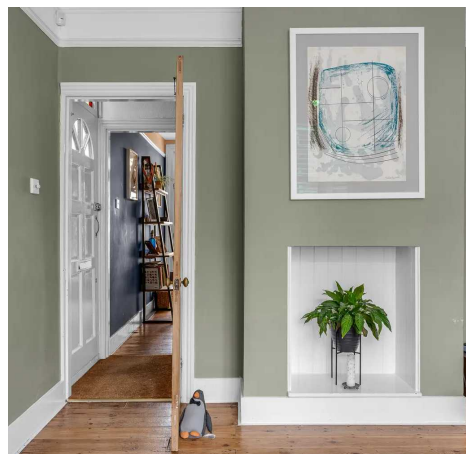
Attractive bay fronted Victorian semi-detached family home near town centre. Features 2 reception rooms, kitchen, 4 bedrooms, large bathroom and landscaped garden. Original character features, minutes from transport and amenities. Contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

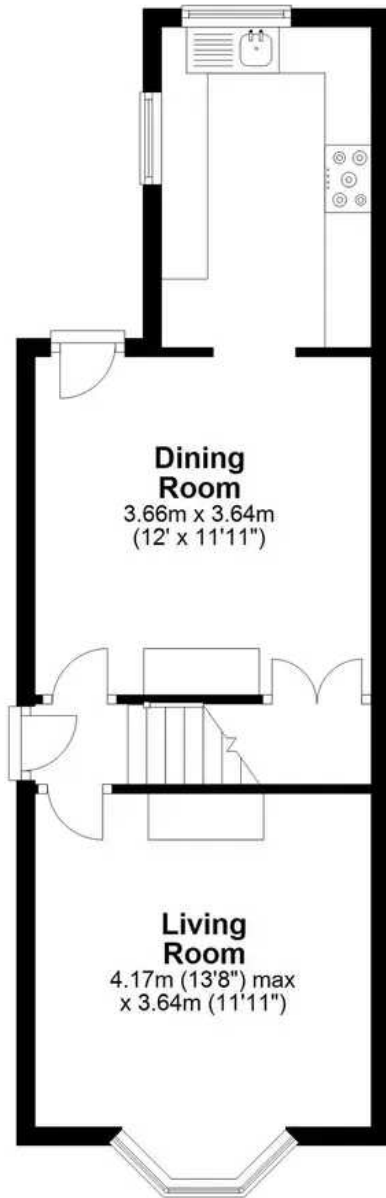
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



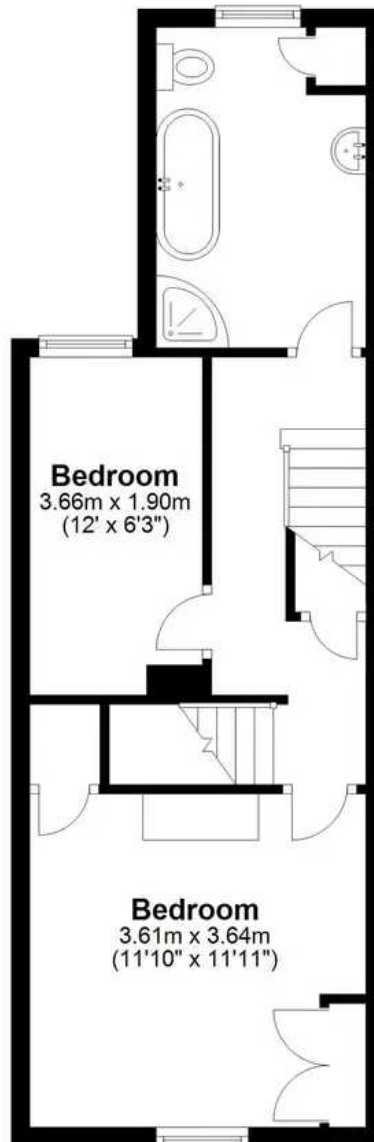
### Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



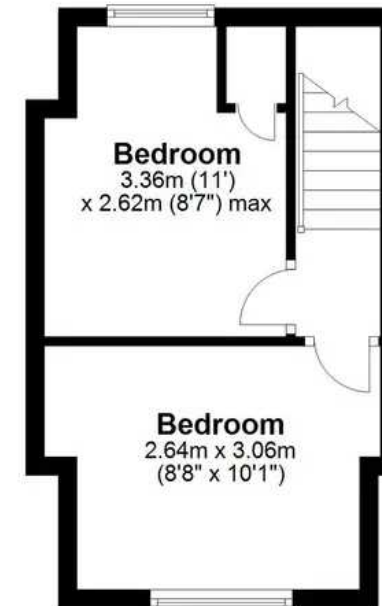
### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



### Second Floor

Approx. 21.0 sq. metres (226.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.2 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 Hall

With stairs rising to first floor landing, doors to:

### Living Room

13' 8" x 11' 11" (4.17m x 3.63m)

A lovely bright room with large bay window to front aspect with fitted shutters, attractive fireplace recess. radiator, coving to ceiling, picture rail, stripped wood flooring.

### Dining Room

12' 0" x 11' 11" (3.66m x 3.63m)

With double glazed door to the rear garden, radiator, deep understairs storage cupboard, feature Victorian style fireplace, stripped wood flooring, picture rail. Open to:

### Kitchen

Dual aspect with double glazed windows to both the side and rear overlooking the garden. Fitted with a range of wall and base storage units with work surface over incorporating a Butler style sink and drainer unit, tiled splash back areas, space for range style cooker with extractor over, integrated appliances, space and plumbing for washing machine, tiled flooring.

### First Floor Landing

Spacious first floor landing, stairs to second floor landing, built in storage cupboard, dado rail, radiator, doors to:

### Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m)

With double glazed window to front aspect, radiator, built in over stairs storage cupboard, fitted wardrobe cupboards, picture rail, coving to ceiling, stripped wood flooring.

### Bedroom Four

12' 0" x 6' 3" (3.66m x 1.91m)

With double glazed window to the rear aspect, radiator, stripped wood flooring.



### **Bathroom**

A lovely large bathroom with double glazed window with obscure glass to rear aspect. Fitted with a suite comprising freestanding bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, built in storage cupboard, chrome heated towel rail, tiled splash back areas, stripped wood flooring, loft hatch.

### **Second Floor Landing**

With doors to:

### **Bedroom Two**

11' 0" x 8' 7" (3.35m x 2.62m)

With double glazed window to the rear aspect, radiator, eaves storage cupboard.

### **Bedroom Three**

8' 8" x 10' 1" (2.64m x 3.07m)

With double glazed window to front aspect, radiator.



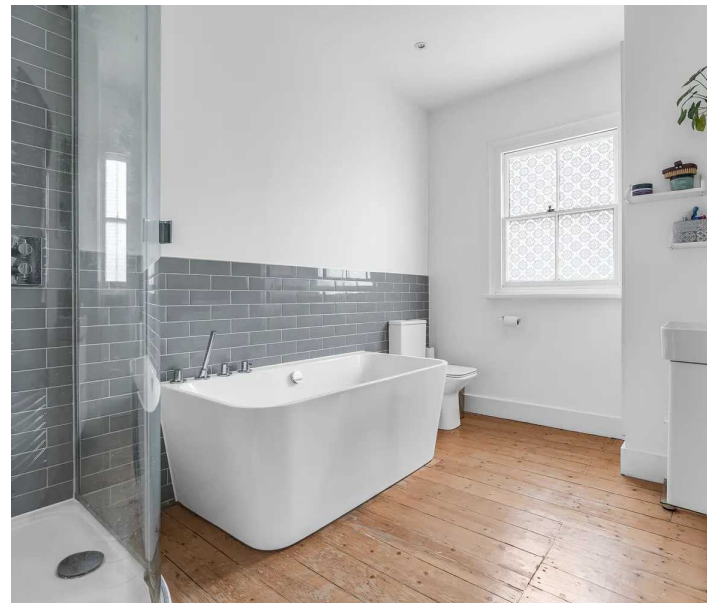
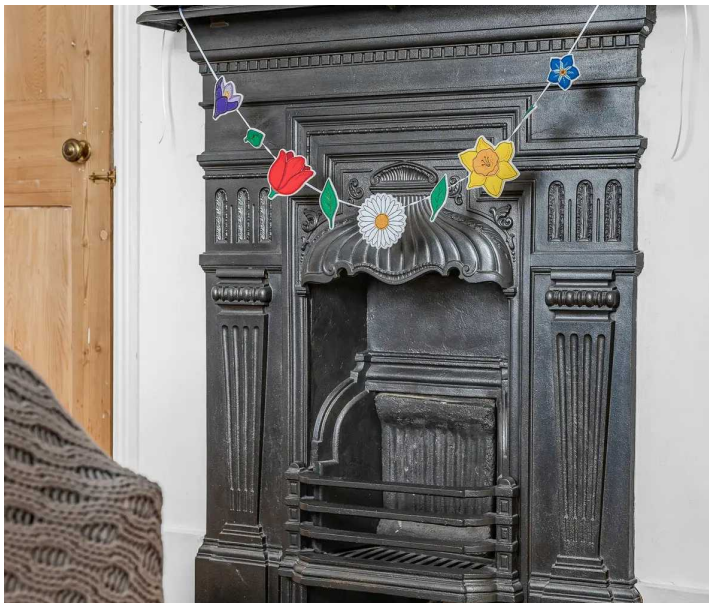


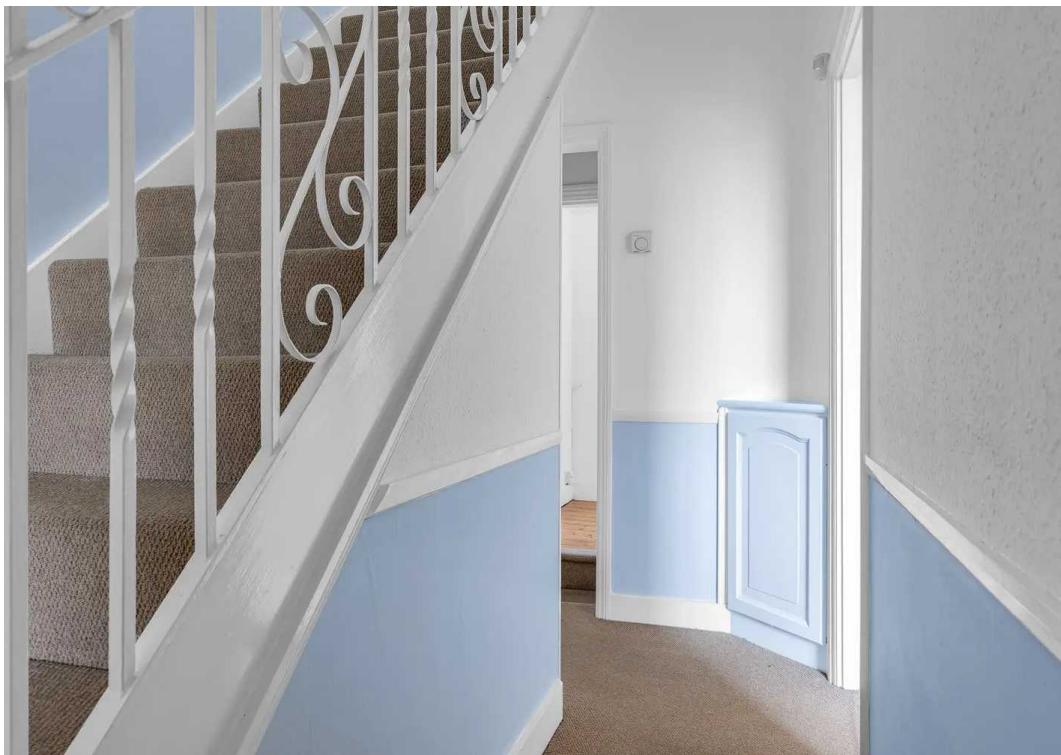
## FRONT GARDEN

Attractive enclosed front garden with mature shrubs.

## REAR GARDEN

Approximately 40' long and attractively landscaped with paving, shrubs and flower beds, outside tap, timber garden shed and gated access to the front.







## Elliot Heath Estate Agents

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