



Elliot Heath
ESTATE AGENTS

8 Myddleton Road, WARE
Guide Price **£875,000**

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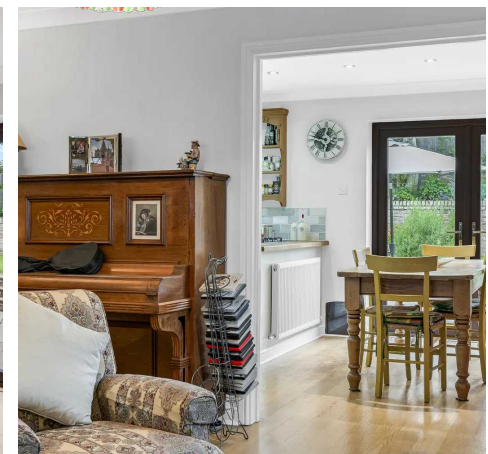
WARE, Ware

Detached family home in sought-after Southside of Ware, near station and Presdales School. Features spacious living room, open plan kitchen/dining, utility room, 4 double bedrooms, en suite, family bathroom, integral garage, landscaped garden, ample parking. Contact Elliot Heath on 01920 293333. Council Tax band: F

Tenure: Freehold

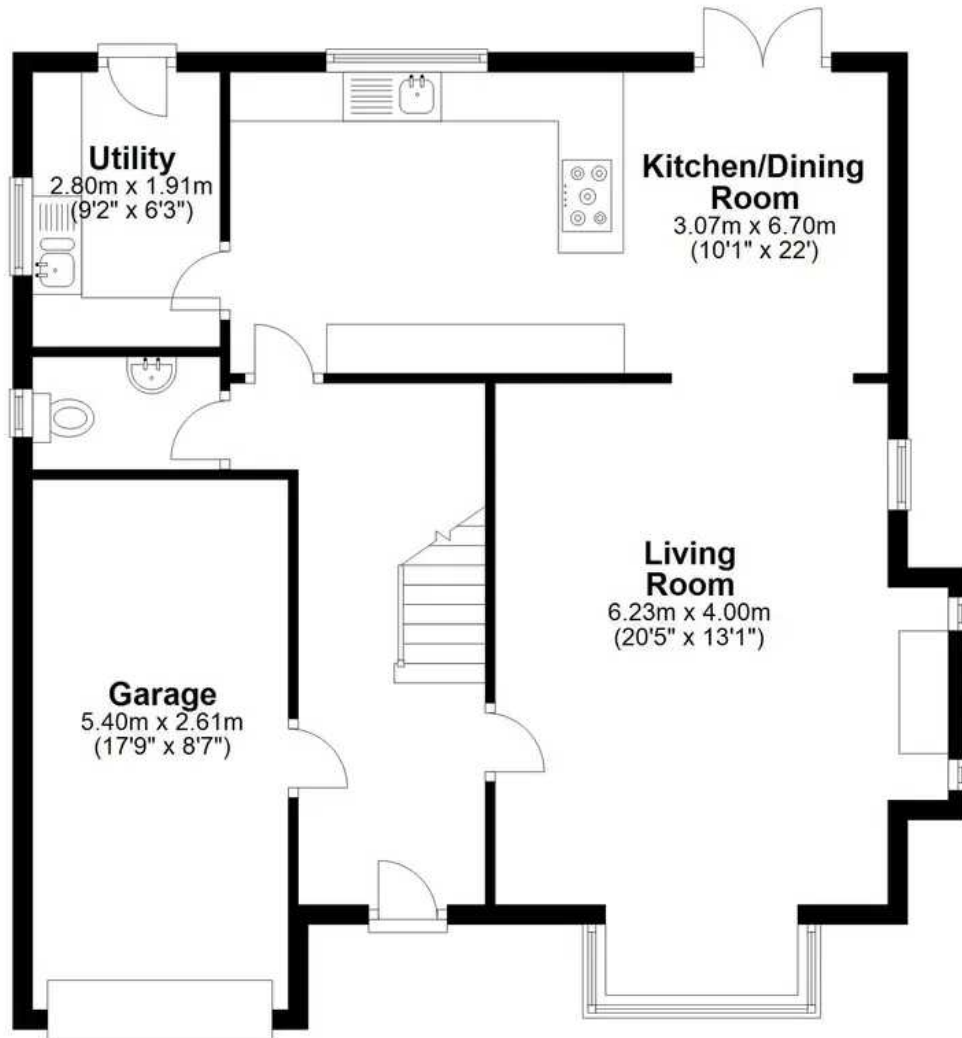
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



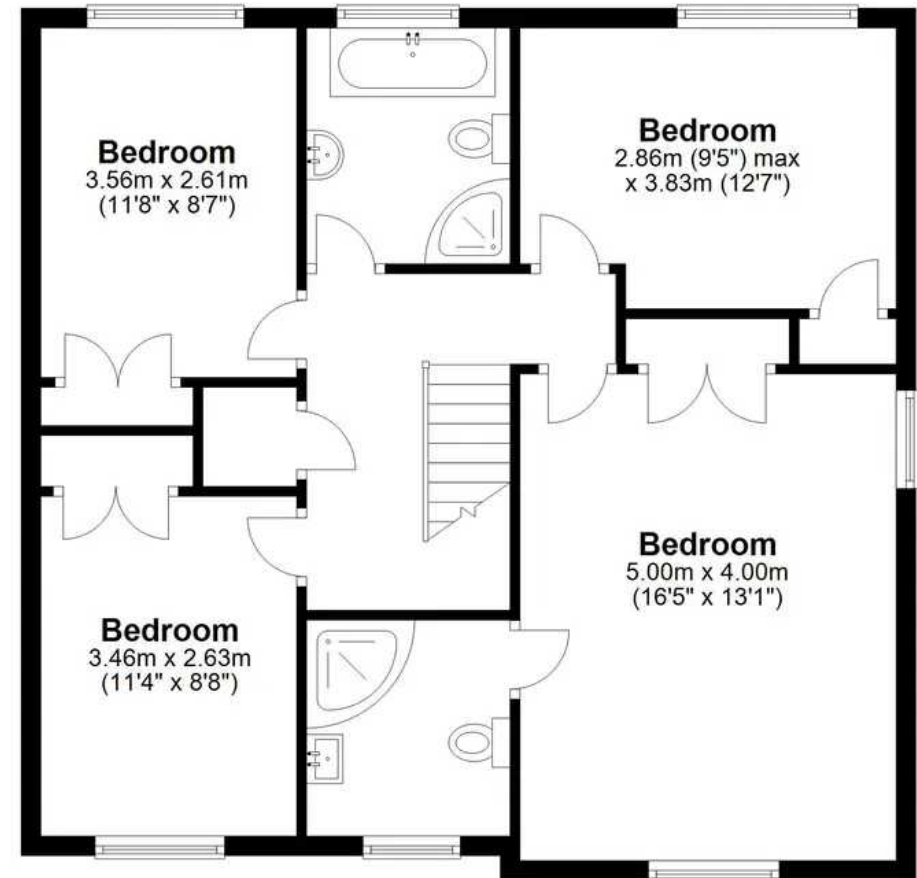
Ground Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



Total area: approx. 152.0 sq. metres (1636.6 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

Generous Entrance Hall

With stairs rising to first floor landing, radiator, wood flooring, doors to:

Downstairs WC

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

Living Room

20' 5" x 13' 1" (6.23m x 4.00m)

Dual aspect with double glazed box bay window to front aspect and double glazed window to side aspect, two radiators, wood flooring, attractive brick built inglenook fireplace with wood burning stove and stain glass windows, open to:

Kitchen/Dining Room

10' 1" x 22' 0" (3.07m x 6.70m)

With double glazed window and double doors onto the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, built in double oven with gas hob over, integrated dishwasher, space for fridge/freezer, tiled splash back areas, wood flooring, two radiators, door to:

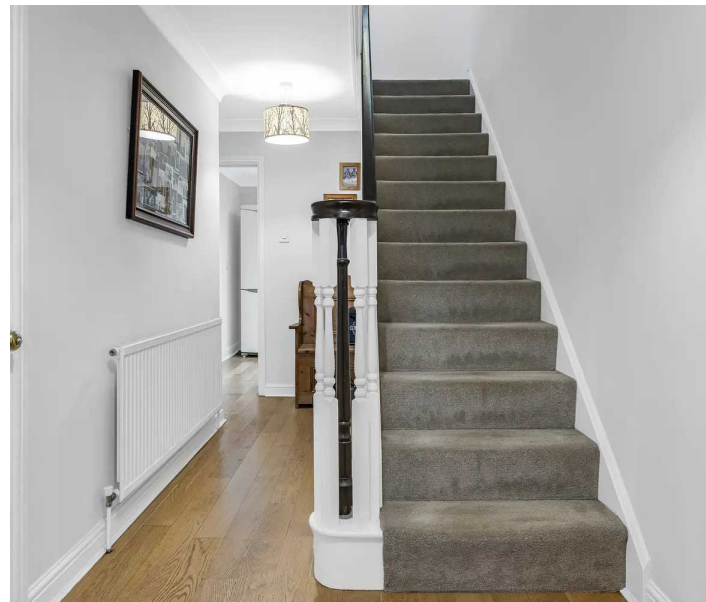
Utility

9' 2" x 6' 3" (2.80m x 1.91m)

With double glazed window to side aspect and door to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood flooring, radiator.

First Floor Landing

With loft access, large built in storage cupboard, doors to:



Bedroom One

16' 5" x 13' 1" (5.00m x 4.00m)

Dual aspect with double glazed window to front and side aspect, radiator, built in wardrobe cupboard, door to:

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood flooring, chrome heated towel rail.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.61m)

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

Bedroom Three

11' 4" x 8' 8" (3.46m x 2.63m)

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

Bedroom Four

9' 5" x 12' 7" (2.86m x 3.83m)

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

Bedroom Four

9' 5" x 12' 7" (2.86m x 3.83m)

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

Family Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood flooring, chrome heated towel rail.





REAR GARDEN

The rear garden has been thoughtfully landscaped with a large patio seating area to the immediate rear of the property with steps up to the lawn and two further raised patio seating areas, raised beds with mature shrubs and plants together with planted borders, timber garden shed and gated access to the front.

GARAGE

4 Parking Spaces

To the front the property benefits from a generous block paved driveway which in turn give access to the integral garage measuring approximately 5.40 x 2.61 (17'9 x 8'7) with up and over door to front aspect and personnel door to the entrance hall.







Elliot Heath Estate Agents

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