



**Elliot Heath**  
ESTATE AGENTS

**67 Milton Road, Ware**  
Offers Over **£490,000**



# 67 Milton Road

Ware, Ware

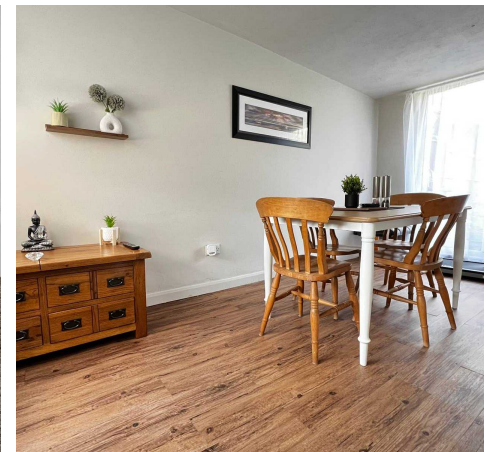
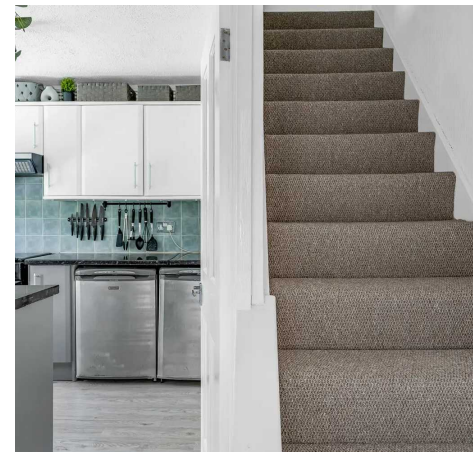
Charming 3-bed semi-detached home in a quiet cul-de-sac on Kings Hill. Features living room, dining room, kitchen, 3 bedrooms, parking for 2, and private garden. Short walk to Ware High Street and mainline station. Call Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

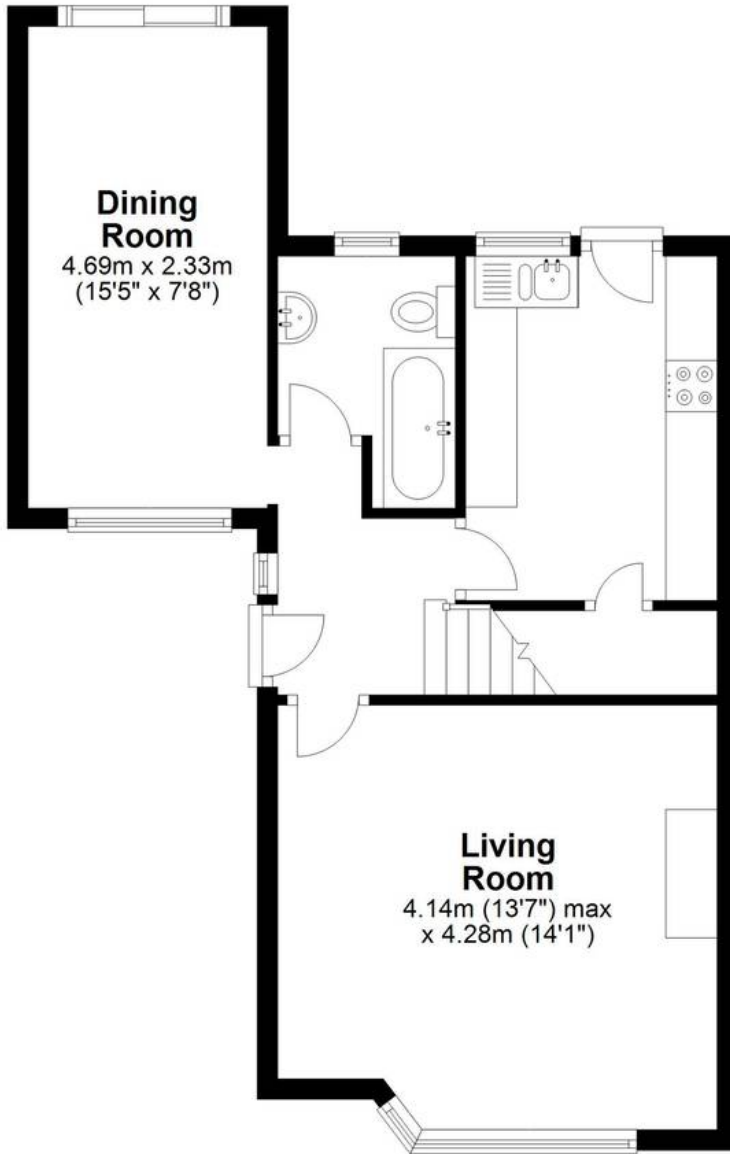
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



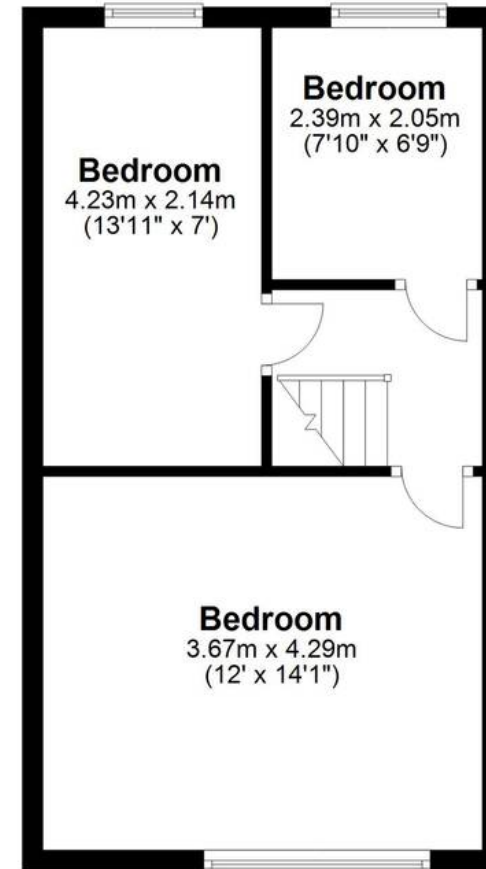
## Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 81.2 sq. metres (874.3 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



**Entrance Hall**

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

**Living Room**

13' 7" x 14' 1" (4.14m x 4.28m)

With double glazed window to front aspect, radiator, feature fireplace, wood effect flooring.

**Dining Room**

15' 5" x 7' 8" (4.69m x 2.33m)

With double glazed patio doors onto the rear garden, radiator, wood effect flooring.

**Kitchen**

With double glazed door and window onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash bac areas, wood effect flooring, understairs storage cupboard, radiator.

**Bathroom**

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

**First Floor Landing**

With doors to:

**Bedroom One**

12' 0" x 14' 1" (3.67m x 4.29m)

With double glazed window to front aspect, radiator.





**Bedroom Two**

13' 11" x 7' 0" (4.23m x 2.14m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

7' 10" x 6' 9" (2.39m x 2.05m)

With double glazed window to rear aspect, radiator.







### FRONT GARDEN

The front garden is predominantly laid to lawn

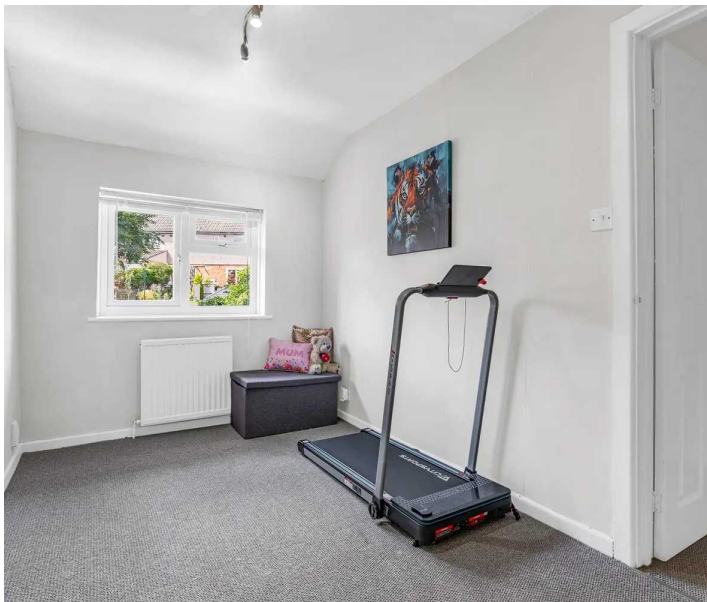
### REAR GARDEN

The private rear garden benefits from a patio seating area with steps up to the lawn with flower and shrub borders.

### DRIVEWAY

2 Parking Spaces

The property benefits from a driveway providing off street parking.







## Elliot Heath Estate Agents

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