



Elliot Heath
ESTATE AGENTS

43 King George Road, Ware

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Ware, Ware

Extended & refurbished 4-bed family home over 3 floors near high street amenities & London's Liverpool Street station. Generous reception with bi-fold doors, ensuite main bedroom, studio/home office, ample parking & low maintenance garden.

Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

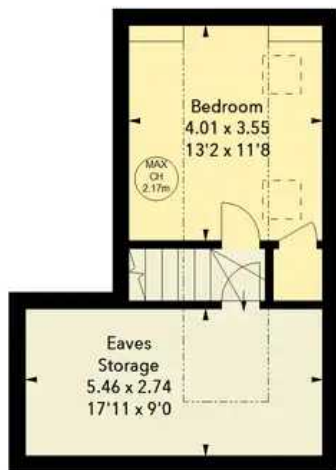
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

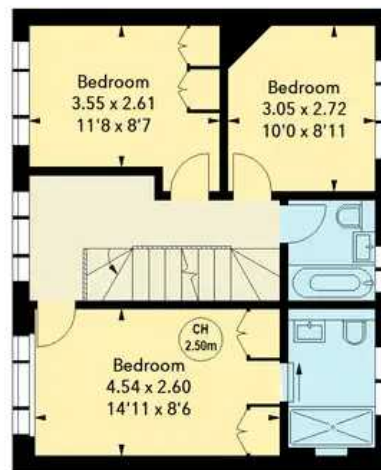


King George Road, SG12

Approximate Area = 146.87 sq m / 1581 sq ft
 (Including Eaves Storage & Studio / Store)
 Eaves Storage Area = 14.96 sq m / 161 sq ft
 Studio / Store Area = 13.10 sq m / 141 sq ft



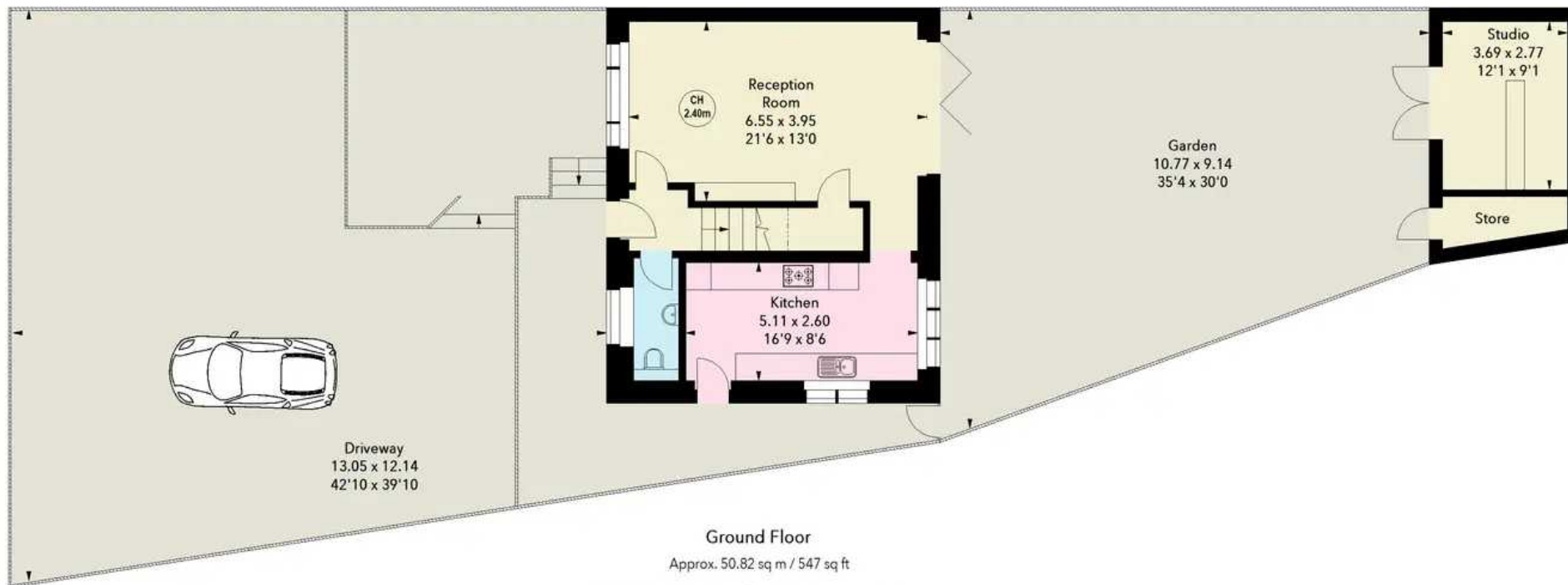
Second Floor
 Approx. 33.17 sq m / 357 sq ft



First Floor
 Approx. 49.79 sq m / 536 sq ft



Key :
 CH - Ceiling Height



Ground Floor
 Approx. 50.82 sq m / 547 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Entrance Hall

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

Downstairs WC

With double glazed window to front aspect. Fitted with a suite comprising wc, wash hand basin, radiator.

Reception Room

21' 6" x 13' 0" (6.55m x 3.95m)

With double glazed window to front aspect and bi fold doors giving access to the rear garden, built in storage cupboard, two radiators, panelling to one wall, built in TV and storage unit, wood flooring, open to:

Kitchen

16' 9" x 8' 6" (5.11m x 2.60m)

Dual aspect with double glazed windows to rear and side aspect together with a door to outside. Fitted with a comprehensive range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring.

First Floor Landing

With double glazed window to front aspect, vertical radiator, stairs rising to second floor landing, doors to:

Bedroom One

14' 11" x 8' 6" (4.54m x 2.59m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards, door to:

En Suite Shower Room

With double glazed window to rear aspect. Fitted with a suite comprising fully tiled walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, heated towel rail, fully tiled.



Bedroom Two

11' 8" x 8' 7" (3.55m x 2.61m)

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

Bedroom Three

10' 0" x 8' 11" (3.05m x 2.72m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, inset wash hand basin, concealed cistern wc, chrome heated towel rail, fully tiled.

Second Floor Landing

With door to eaves storage and door to:

Bedroom Four

13' 2" x 11' 8" (4.01m x 3.55m)

With two Velux windows, radiator, built in storage cupboards.





REAR GARDEN

The rear garden has a thoughtfully constructed seating area which in turn leads to lawn area, to the extreme rear of the property there is a useful studio/home office with power and light connected together with storage unit.

DRIVEWAY

4 Parking Spaces

To the front the property benefits from a generous block paved driveway providing off street parking for numerous vehicles and gated side access to the rear garden.







Elliot Heath Estate Agents

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