



Elliot Heath
ESTATE AGENTS

106 London Road, Ware
Guide Price **£490,000**

106 London Road

Ware, Ware

Stunning 2-bed Victorian home with river views in Ware. Retains original features, 3 reception rooms, fitted kitchen, wc, en suite, rear garden with studio. Close to station, high street, school. Call Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

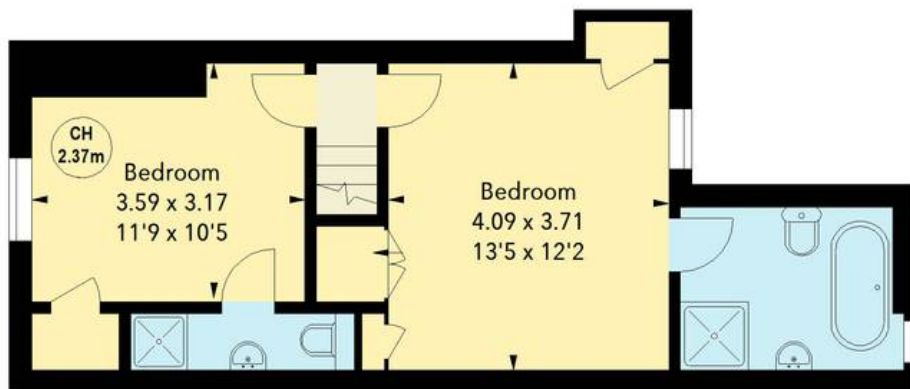
EPC Environmental Impact Rating: D



London Road, SG12

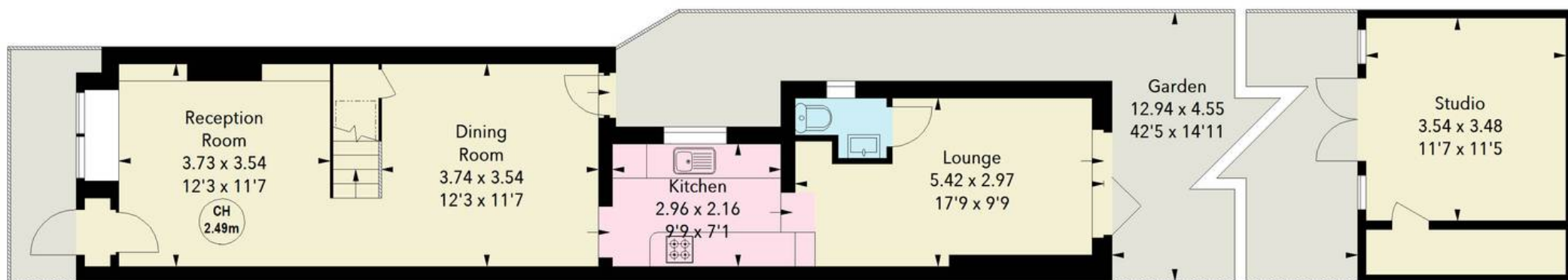
Approximate Area = 111.29 sq m / 1198 sq ft
(Including Studio)
Studio = 15.79 sq m / 170 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 41.06 sq m / 442 sq ft



Ground Floor

Approx. 54.44 sq m / 586 sq ft

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

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Entrance Lobby

With door to:

Reception Room

12' 3" x 11' 7" (3.73m x 3.54m)

Box bay window to front aspect with window seat and fitted shutters, wood flooring, feature cast iron fireplace, fitted shelving and cupboards to both alcoves, radiator, coving to ceiling, open to:

Dining Room

12' 3" x 11' 7" (3.74m x 3.54m)

With glazed door giving access to the rear garden, stairs rising to first floor landing, under stairs storage cupboard, wood flooring, radiator, coving to ceiling, open to:

Kitchen

9' 9" x 7' 1" (2.96m x 2.16m)

With double glazed window to side aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink unit, space for a range style cooker with extractor over, integrated appliances, tiled splash back areas, wood effect flooring, open to:

Lounge

17' 9" x 9' 9" (5.42m x 2.97m)

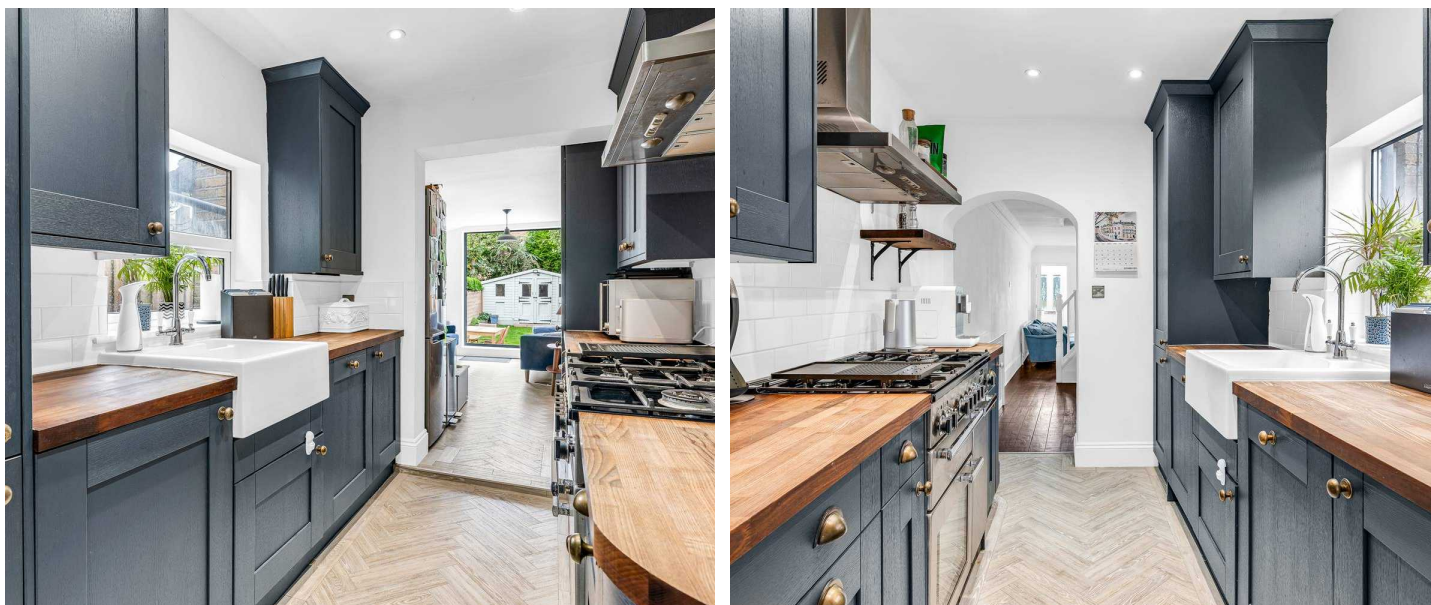
With bi-fold doors opening onto the rear garden, wood effect flooring, radiator, door to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low flush wc and wash hand basin, tiled flooring.

First Floor Landing

With doors to:



Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)

Double glazed window to rear aspect with fitted shutters, stripped wood flooring, radiator, three built in storage cupboards, coving to ceiling, door to:

Bathroom

Double glazed window to rear aspect with fitted shutters. Fitted with a suite comprising free standing ball and claw bath, separate shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring.

Bedroom Two

11' 9" x 10' 5" (3.59m x 3.17m)

Double glazed window to front aspect with fitted shutters, radiator, built in storage cupboard, coving to ceiling, door to:

En Suite Shower Room

Fitted with a suite comprising fully tiled shower cubicle, wall hung wash hand basin, low flush wc, tiled splash back areas, tiled flooring.





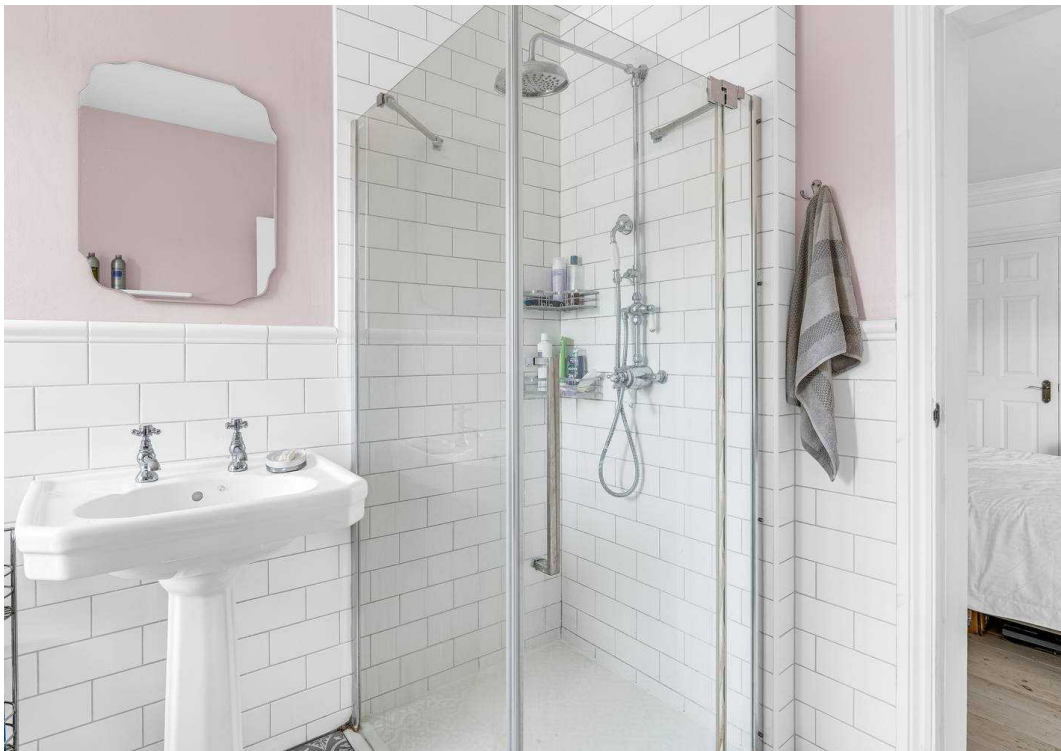
FRONT GARDEN

With low maintenance front garden and access to the rear garden.

REAR GARDEN

The rear garden benefits from a patio seating area with the remainder laid to lawn with mature hedge border and large timber studio measuring approximately 3.54 x 3.48 (11'7 x 11'5)







Elliot Heath Estate Agents

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