



**Elliot Heath**  
ESTATE AGENTS

**55 Milton Road, WARE**  
Guide Price £600,000

# 55 Milton Road

WARE, Ware

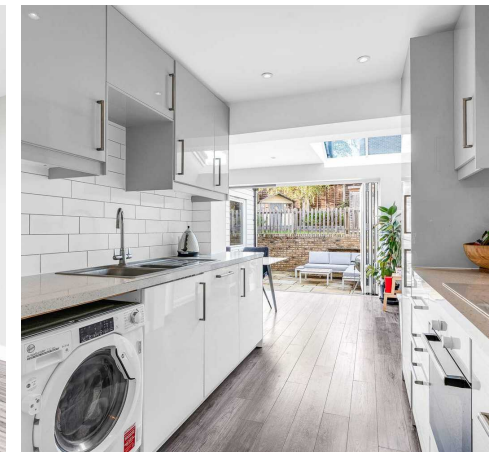
Beautifully presented 3 bed semi-detached on Kingshill development. Versatile living space, open plan kitchen/dining, family room, en suite main bedroom. Landscaped garden, driveway. Close to shops, school, and transport links. Contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

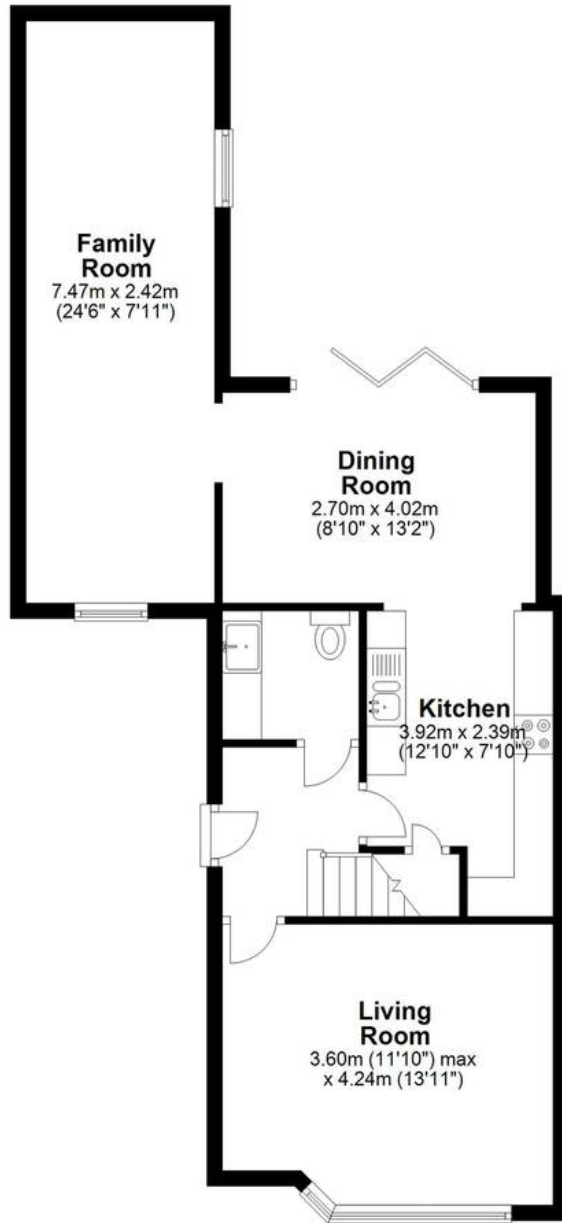
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.3 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 stairs rising to first floor landing, radiator, doors to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

### Living Room

11' 10" x 13' 11" (3.60m x 4.24m)

With double glazed bay window to front aspect with fitted shutters, radiator.

### Kitchen

12' 10" x 7' 10" (3.92m x 2.39m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for washing machine, tiled splash back areas, wood effect flooring, built in storage cupboard, open to:

### Dining Room

8' 10" x 13' 2" (2.70m x 4.02m)

With double glazed bi fold doors opening onto the rear garden and skylight window, wood effect flooring, radiator, open to:

### Family Room

24' 6" x 7' 11" (7.47m x 2.42m)

Dual aspect with double glazed windows to front aspect and onto the rear garden, radiator, wood effect flooring.

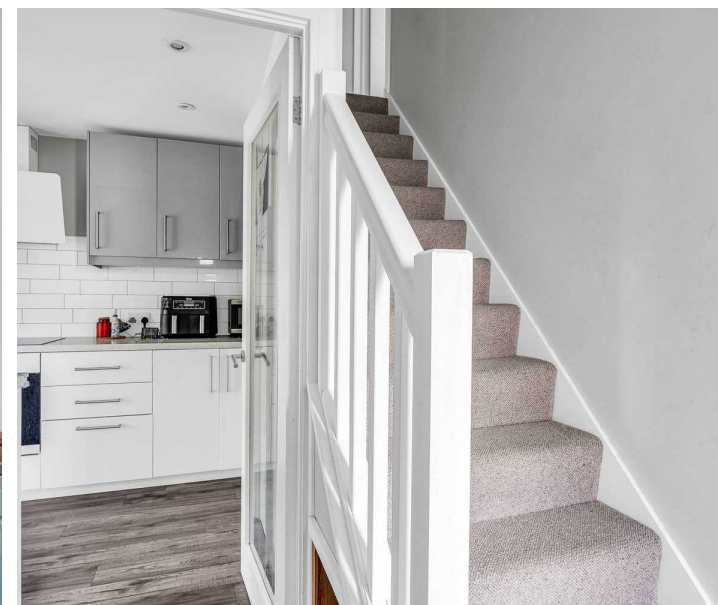
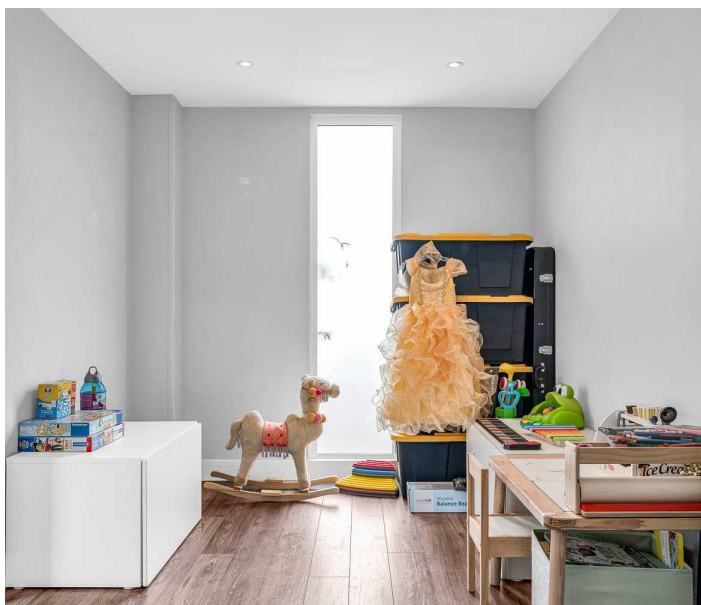
### First Floor Landing

With doors to:

### Bedroom One

10' 4" x 13' 11" (3.16m x 4.24m)

With double glazed window to front aspect with fitted shutter, radiator, fitted wardrobe cupboards, door to:



**En Suite Shower Room**

Fitted with a suite comprising wash hand basin, dual flush wc, shower cubicle, fully tiled, chrome heated towel rail.

**Bedroom Two**

12' 3" x 7' 10" (3.74m x 2.40m)

With double glazed window to rear aspect with fitted shutters, radiator, fitted wardrobe cupboards, wood effect flooring.

**Bedroom Three**

11' 11" x 6' 2" (3.62m x 1.87m)

With double glazed window with fitted shutters, radiator, wood effect flooring.

**Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over with glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





### **FRONT GARDEN**

Attractively planted raised flower beds.

### **REAR GARDEN**

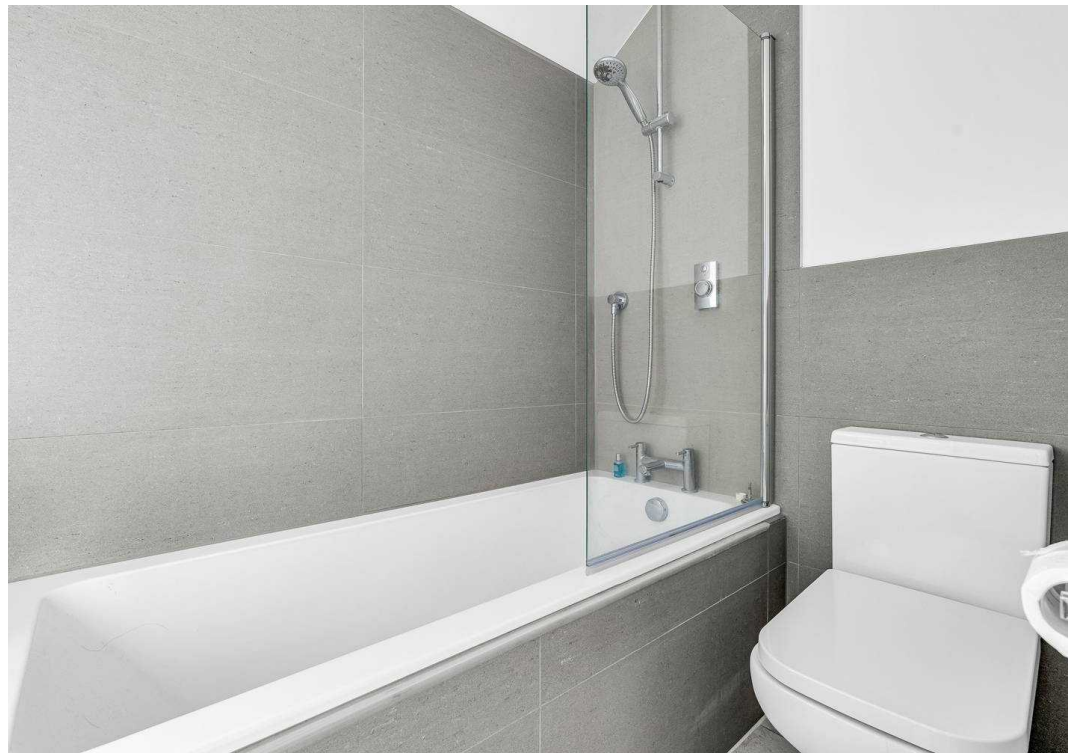
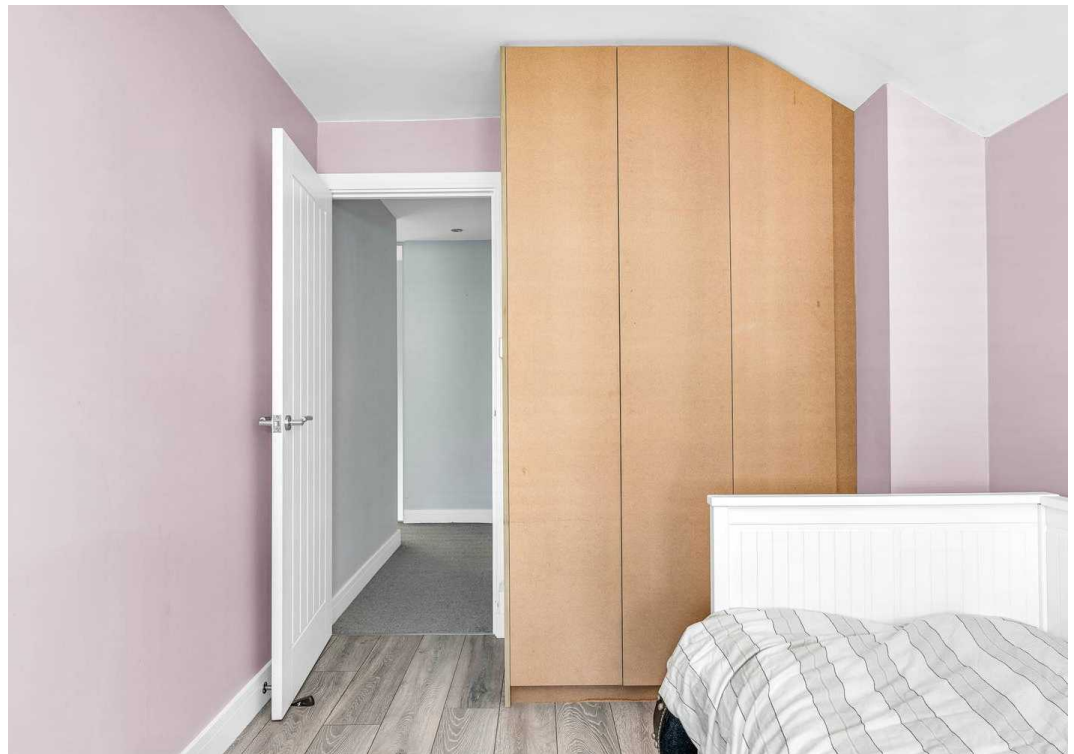
Attractively landscaped two tiered garden to rear with large paved patio courtyard with steps leading to raised artificial lawn, timber shed and children's playhouse, outside power points and tap.

### **DRIVEWAY**

3 Parking Spaces

Driveway providing off street parking for three vehicles, power point and tap.







## Elliot Heath Estate Agents

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