



**Elliot Heath**  
ESTATE AGENTS

**26 Musley Lane, WARE**  
Guide Price **£925,000**



# 26 Musley Lane

WARE, Ware

Detached family home in Ware with high spec finishes, 5 beds, 3 baths. Large family kitchen/dining room, living room with bifold doors & wood stove, hidden utility room, parking, garage, and southerly garden. Close to town centre & transport links.

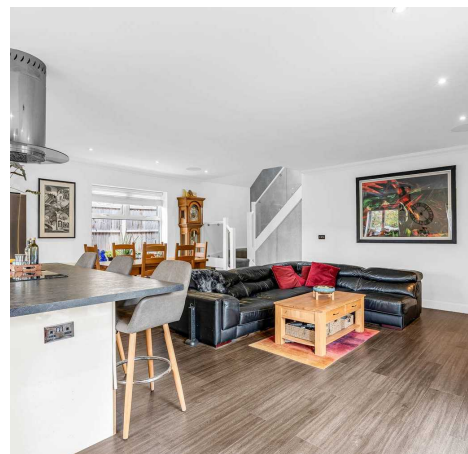
Contact Elliot Heath for viewing.

Council Tax band: F

Tenure: Freehold

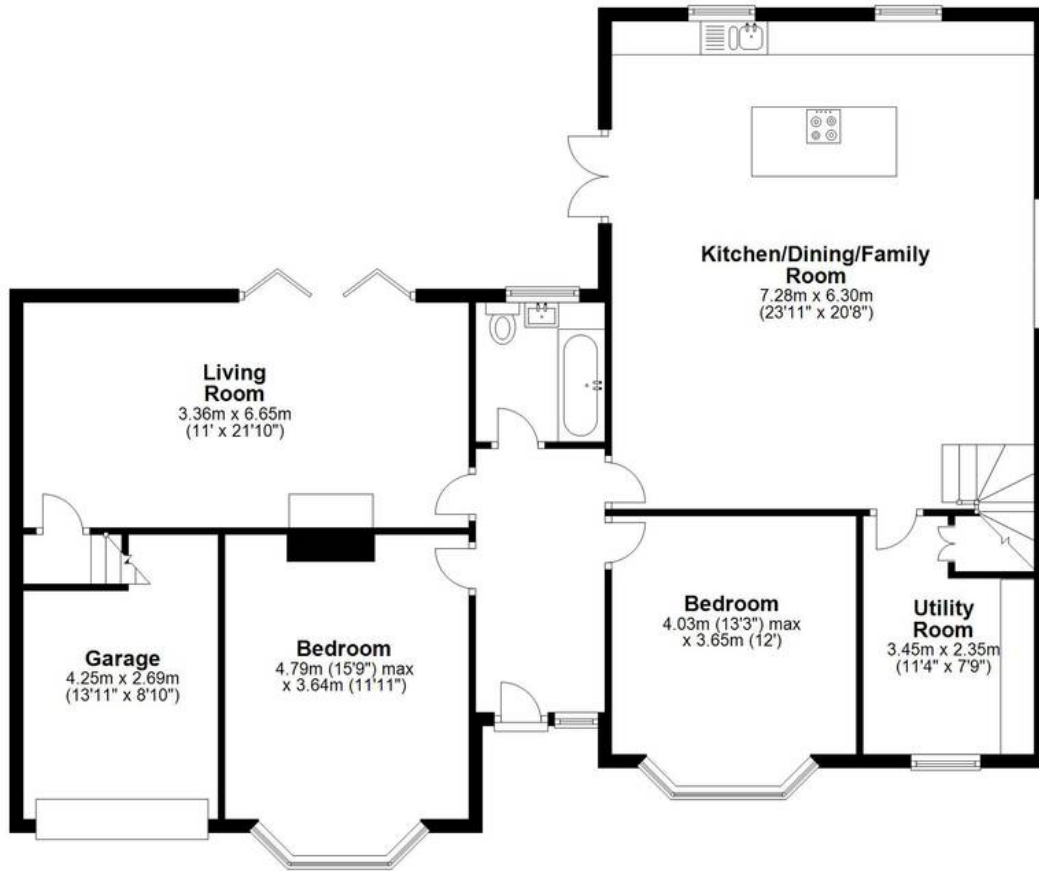
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



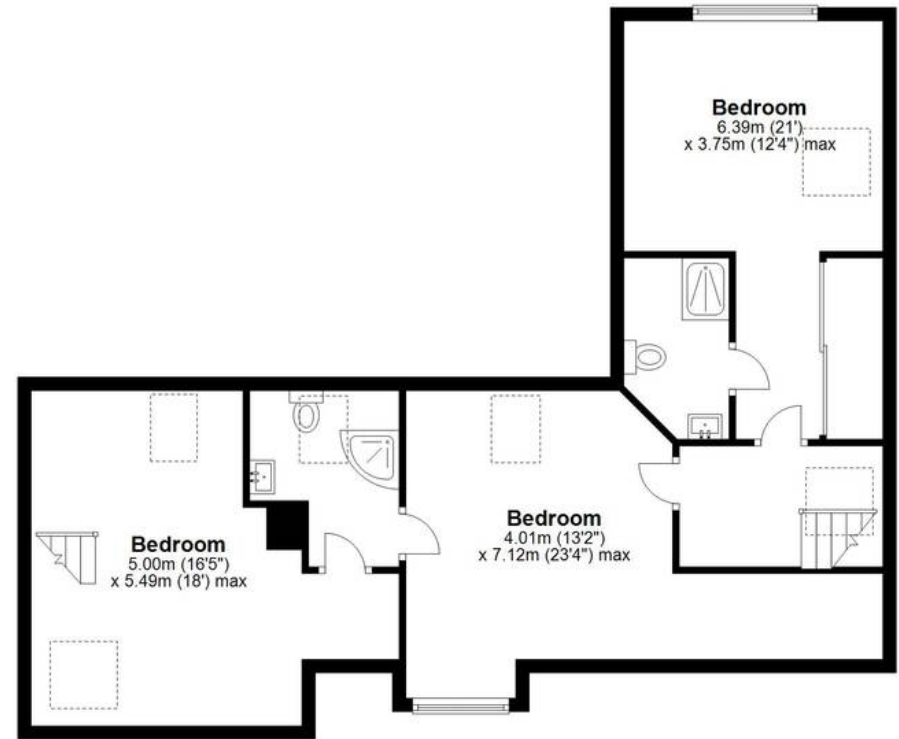
### Ground Floor

Approx. 133.0 sq. metres (1431.7 sq. feet)



### First Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Total area: approx. 210.6 sq. metres (2266.8 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 to front aspect, wood effect flooring, radiator, doors to:

### Bedroom Four

15' 9" x 11' 11" (4.79m x 3.64m)

With double glazed bay window to front aspect, radiator.

### Bedroom Five

13' 3" x 12' 0" (4.03m x 3.65m)

With double glazed bay window to front aspect, radiator.

### Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, wood effect flooring, chrome heated towel rail.

### Living Room

11' 0" x 21' 10" (3.36m x 6.65m)

With double glazed bi fold doors opening onto the rear garden, radiator, fireplace with wood burning stove, door giving access to the stairs rising to bedroom three.

### Kitchen/Dining/Family Room

23' 11" x 20' 8" (7.28m x 6.30m)

Triple aspect room looking over the rear garden with double glazed windows to side and rear aspect and double doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, island unit/breakfast bar, wood effect flooring, under floor heating, vertical radiator, stairs rising to first floor landing, secret door to:



**Utility Room**

11' 4" x 7' 9" (3.45m x 2.35m)

With double glazed window to front aspect. Fitted with base units with work surfaces over, appliance space, wall mounted boiler, wood effect flooring, radiator.

**First Floor Landing**

With skylight window and doors to:

**Bedroom One**

21' 0" x 12' 4" (6.39m x 3.75m)

With double glazed window to rear aspect, Velux window, radiator, dressing area with fitted wardrobe cupboards with mirrored sliding doors, door to:

**En Suite Shower Room**

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

**Bedroom Two**

13' 2" x 23' 4" (4.01m x 7.12m)

With double glazed window to front aspect, Velux window, radiator, door to:

**Jack & Jill Shower Room**

With Velux window to rear aspect. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, exposed brickwork, chrome heated towel rail.

**Bedroom Three**

16' 5" x 18' 0" (5.00m x 5.49m)

Accessed via a separate staircase from the living room.

With Velux windows to front and rear aspect, radiator, exposed brickwork, door to the Jack & Jill shower room.







### **FRONT GARDEN**

The front garden is mainly laid to lawn with mature planting, patio seating area and gated access to the rear garden.

### **REAR GARDEN**

The southerly aspect rear garden is laid to lawn with fantastic raised patio area, vegetable garden with raised beds, space for garden shed and gated side access both side of property.

### **DRIVEWAY**

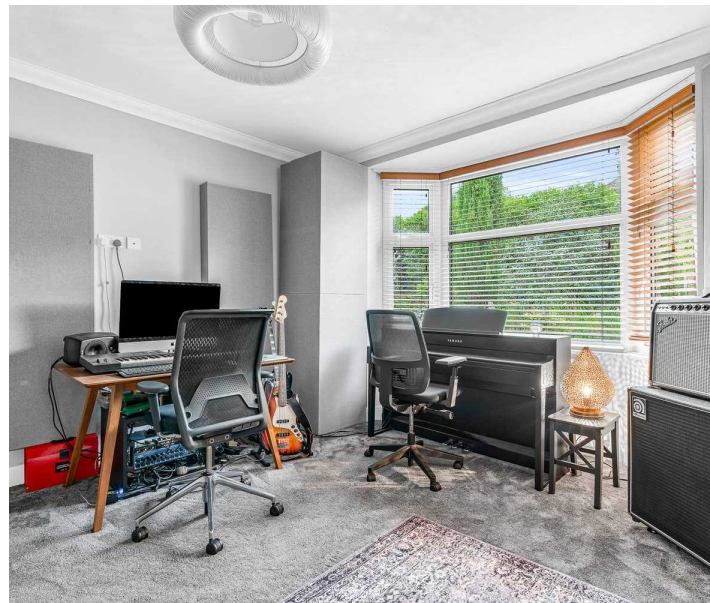
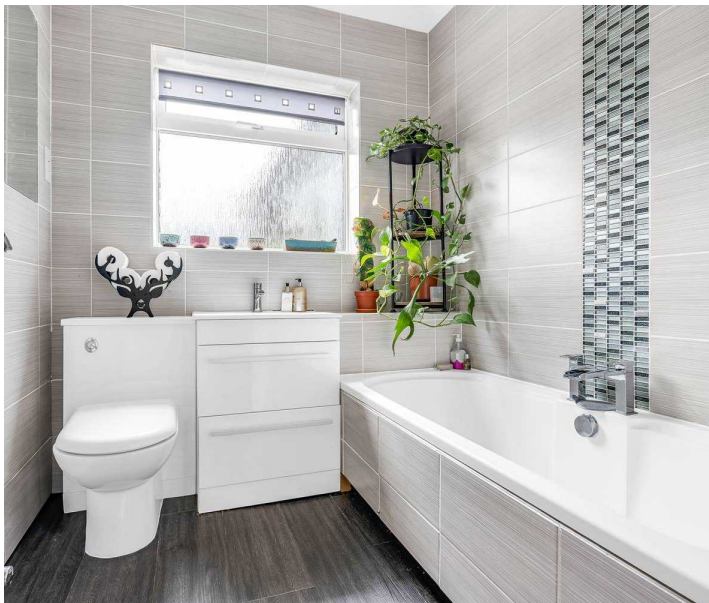
3 Parking Spaces

Generous driveway providing off street parking for several vehicles and access to:

### **GARAGE**

Single Garage

Integral garage with electric door to front aspect.











## Elliot Heath Estate Agents

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