



Elliot Heath
ESTATE AGENTS

15 Barley Ponds Road, WARE
Guide Price **£450,000**

15 Barley Ponds Road

WARE, Ware

Extended 3-bed family home near Ware town centre, backing onto fields. Generous living room, dining room, kitchen. Three bedrooms, bathroom, good size rear garden. Close to shops, bars, restaurants, and train station. Call 01920 293333 for viewing.

Council Tax band: D

Tenure: Freehold

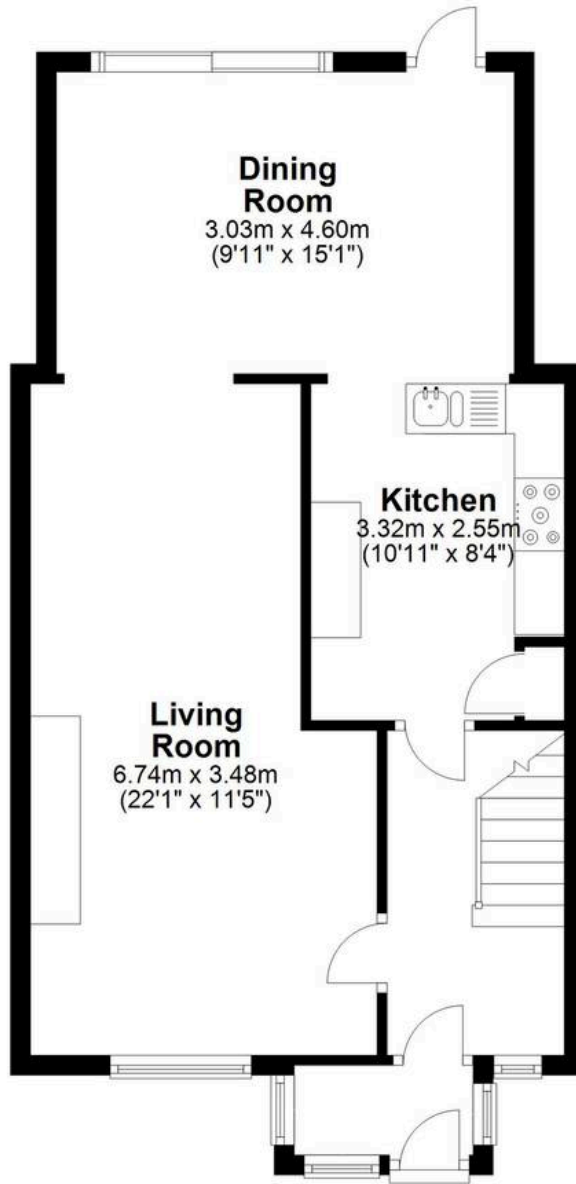
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



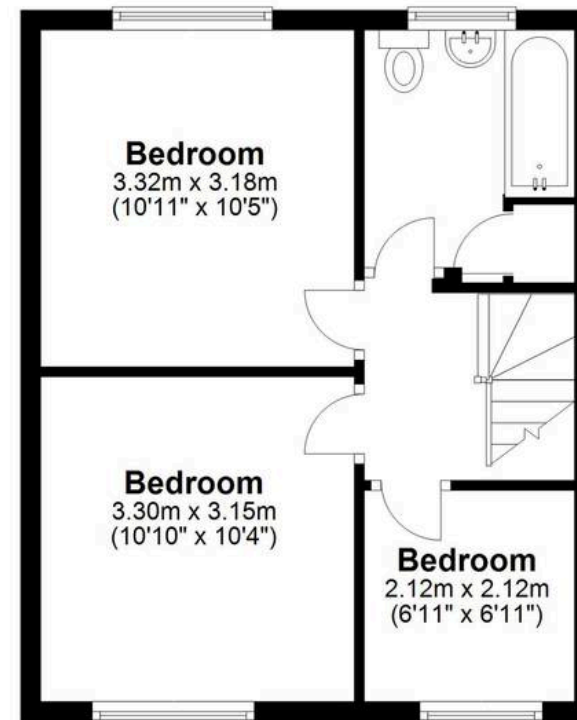
Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 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

Entrance Lobby

Glazed entrance lobby with entrance door to:

Entrance Hall

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

Living Room

22' 1" x 11' 5" (6.74m x 3.48m)

With double glazed window to front aspect, feature fireplace, two radiators, wood flooring, open to:

Dining Room

9' 11" x 15' 1" (3.03m x 4.60m)

With double glazed sliding patio doors and double glazed door to the rear garden, radiator, wood flooring, open to:

Kitchen

10' 11" x 8' 4" (3.32m x 2.55m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for a range style cooker, appliance space, tiled splash back areas, wood flooring, built in storage cupboard, radiator.

First Floor Landing

With doors to:

Bedroom One

10' 11" x 10' 5" (3.32m x 3.18m)

With double glazed window to rear aspect, radiator.

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)

With double glazed window to front aspect, radiator.



Bedroom Three

6' 11" x 6' 11" (2.12m x 2.12m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, tiled walls, wood effect flooring, radiator.



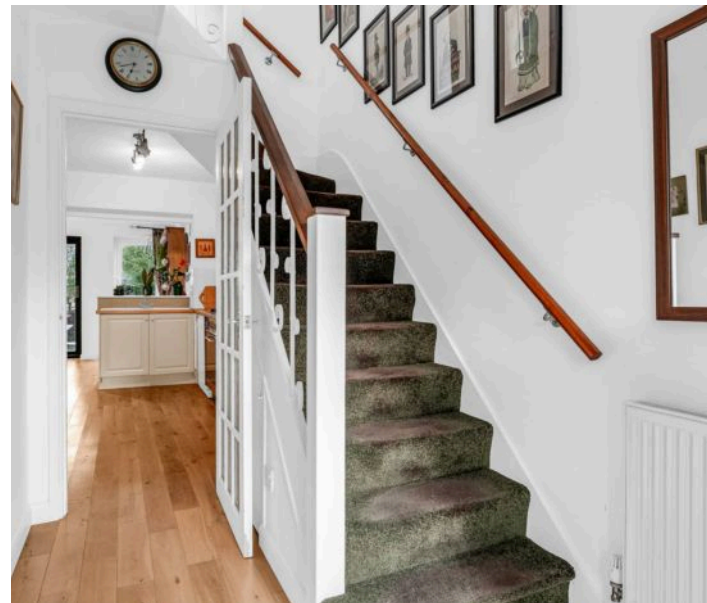


FRONT GARDEN

Front garden with mature planting and raised slate bed, gated access to the rear garden.

REAR GARDEN

With raised patio seating area, stepping down to a lawn with further patio and lawn area to the rear of the garden backing on to fields with timber garden shed.







Elliot Heath Estate Agents

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