



Elliot Heath
ESTATE AGENTS

38 Musley Lane, WARE
Guide Price £725,000

38 Musley Lane

WARE, Ware

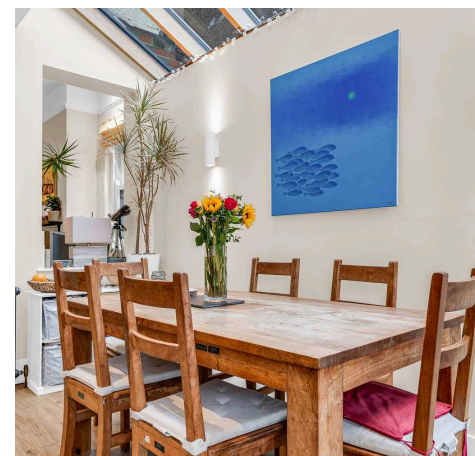
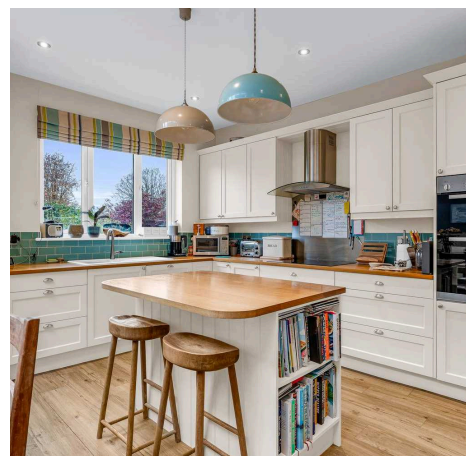
Attractive 4-bed Victorian semi-detached home in Ware. Extended with character features, living room, family room, kitchen/dining room. Southerly aspect garden. Close to amenities and train station.

Council Tax band: E

Tenure: Freehold

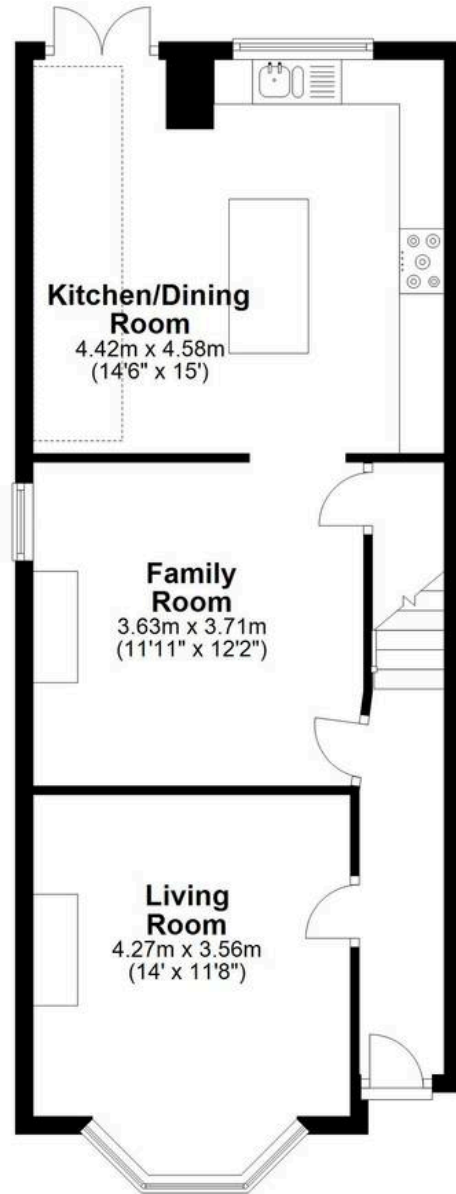
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



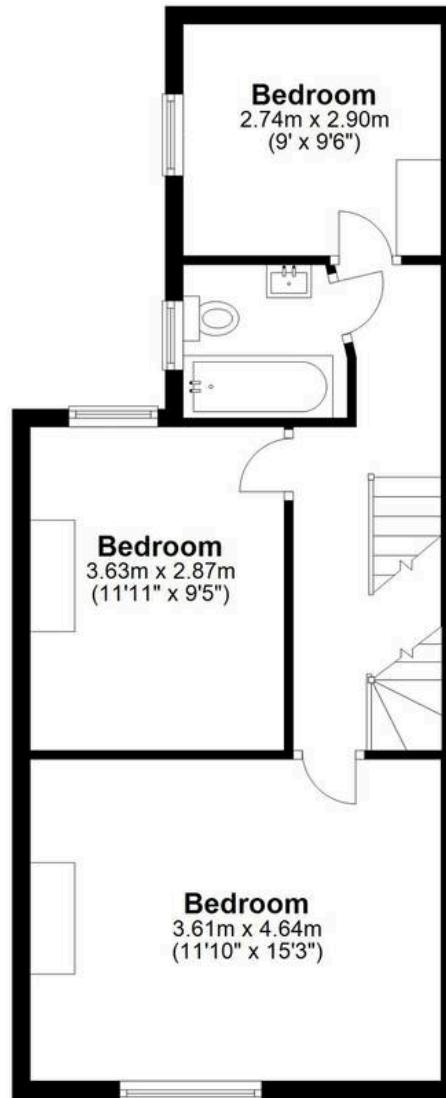
Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



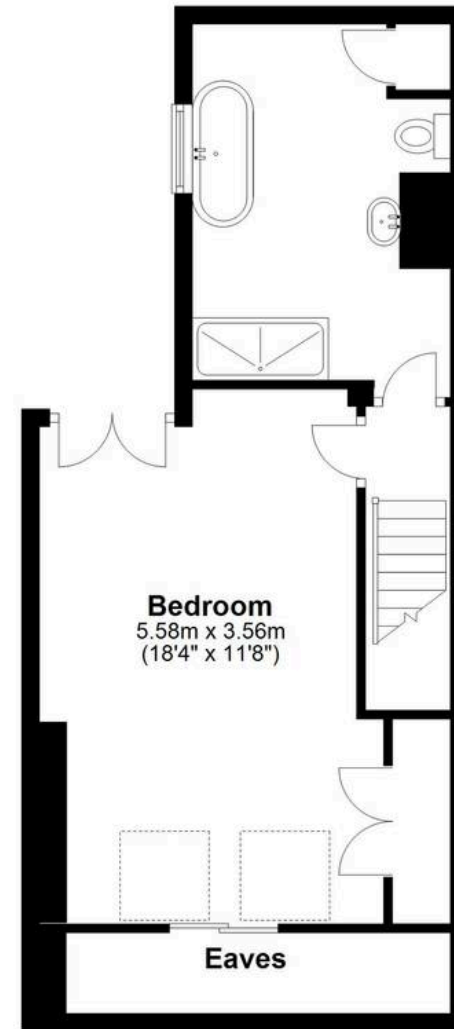
First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 144.4 sq. metres (1554.2 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.

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Entrance Hall

With attractive tiled flooring, radiator, stairs rising to first floor landing, doors to:

Living Room

14' 0" x 11' 8" (4.27m x 3.56m)

With bay window to front aspect with fitted shutters, radiator, attractive feature fireplace, fitted shelving to alcove, picture rail, coving to ceiling.

Family Room

11' 11" x 12' 2" (3.63m x 3.71m)

With double glazed sash window to side aspect, radiator, wood flooring, picture rail, coving to ceiling. Built in under stairs storage cupboard includes hidden doors to access washing machine and dryer. Open to:

Kitchen/Dining Room

14' 6" x 15' 0" (4.42m x 4.58m)

With double glazed double doors and window to the rear garden and vaulted ceiling with skylight windows. Fitted with a range of bespoke designed wall and base storage units with wood work surfaces incorporating a sink and drainer unit, integrated appliances, space for fridge/freezer, island unit, tiled splash back areas, wood flooring, radiator,

First Floor Landing

With stairs rising to second floor landing, doors to:

Bedroom Two

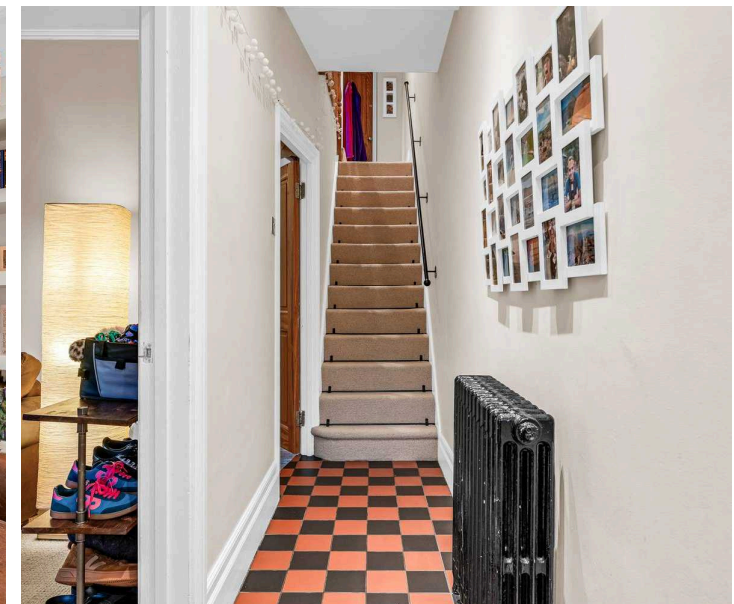
11' 10" x 15' 3" (3.61m x 4.64m)

With sash windows to front aspect, radiator, attractive feature fireplace, wood flooring, built in cupboard and shelving to alcove.

Bedroom Three

11' 11" x 9' 5" (3.63m x 2.87m)

With sash window to rear aspect, radiator, attractive feature fireplace, fitted shelving to alcove.



Bedroom Four

9' 0" x 9' 6" (2.74m x 2.90m)

With sash window to side aspect, attractive feature fireplace, radiator.

Bathroom

With sash window to side aspect with obscure glass. Fitted with a suite comprising freestanding claw and ball bath, wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Second Floor Landing

With doors to:

Bedroom One

18' 4" x 11' 8" (5.58m x 3.56m)

With two Velux windows to front aspect and double double glazed doors opening onto the Juliet balcony, radiator, wood flooring, fitted wardrobe cupboards, access to eaves storage.

Bathroom

With double glazed sash window to side aspect. Fitted with a suite comprising freestanding bath, large walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





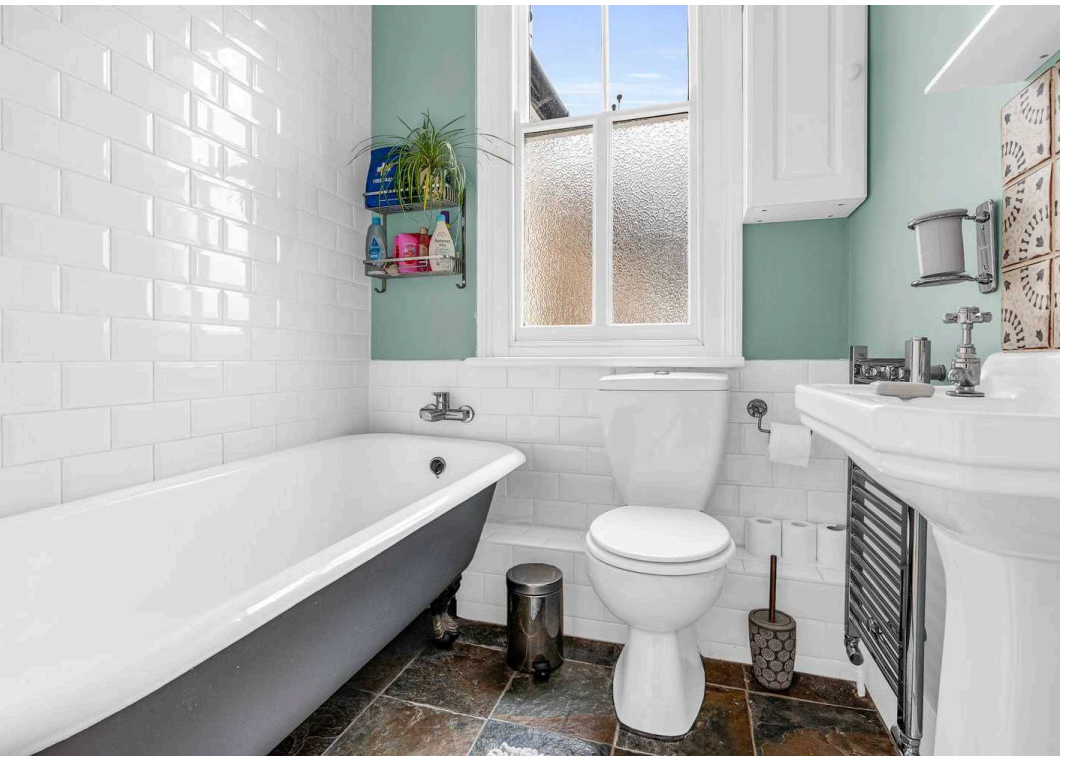
FRONT GARDEN

Retaining front garden wall, pathway to entrance door and gated access to the rear garden.

REAR GARDEN

With large decked seating area with steps down to lawn with fence and brick wall perimeters, various mature flowering shrub borders, garden shed, outside tap and side gated access to the front.







Elliot Heath Estate Agents

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