



**Elliot Heath**  
ESTATE AGENTS

**18 Station Road, WARE**  
Guide Price £500,000

# 18 Station Road

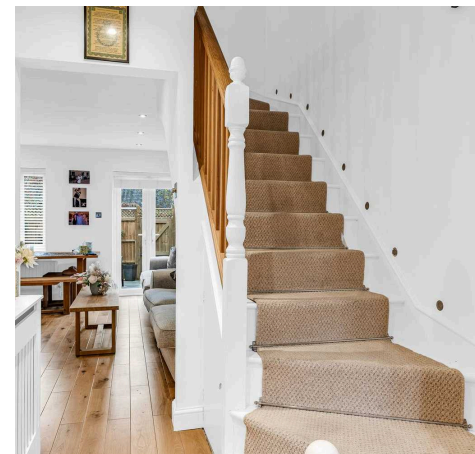
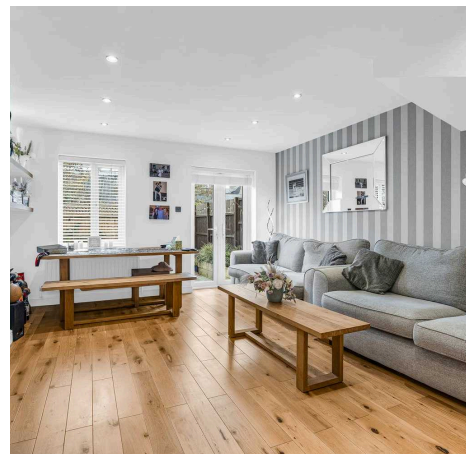
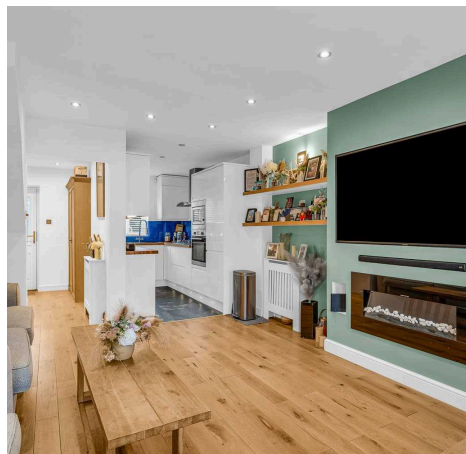
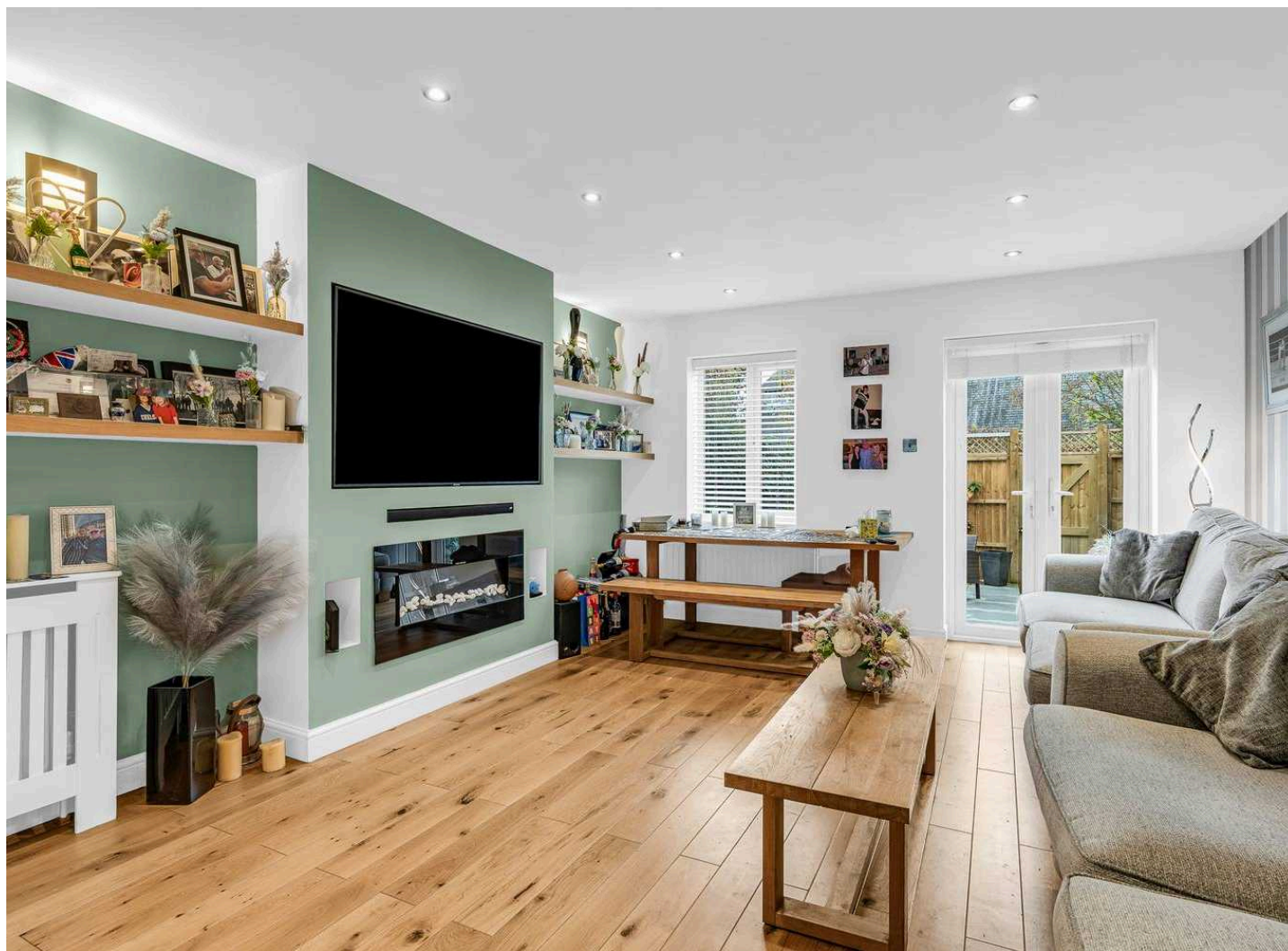
WARE, Ware

3 bed townhouse in small mews dev near station & High St. Contemporary feel, double glazing, gas heating, en suite & bathroom, courtyard garden, gated parking spaces. Being offered with no chain. Council Tax band: D

Tenure: Freehold

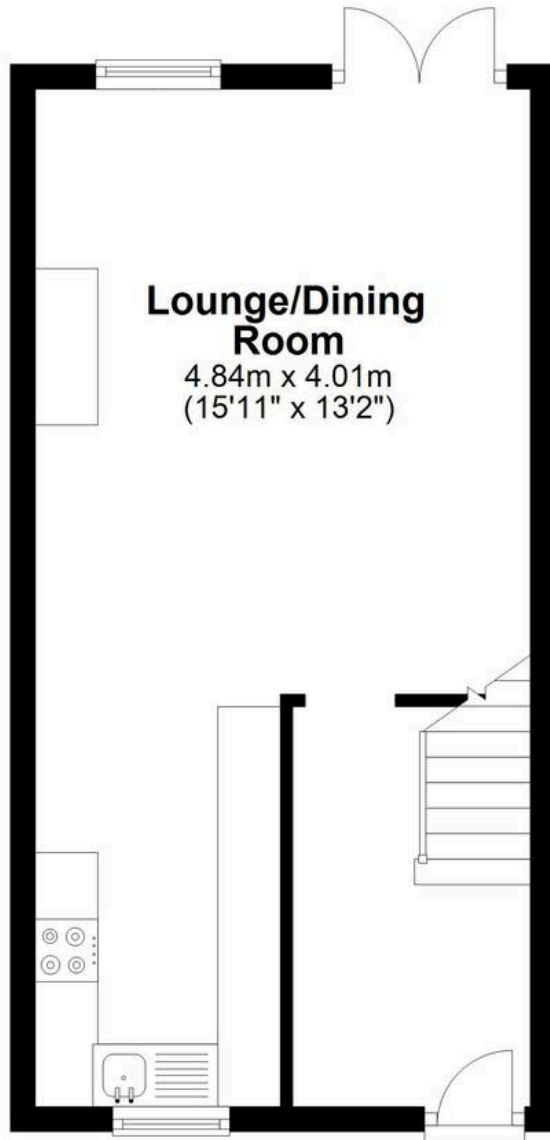
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



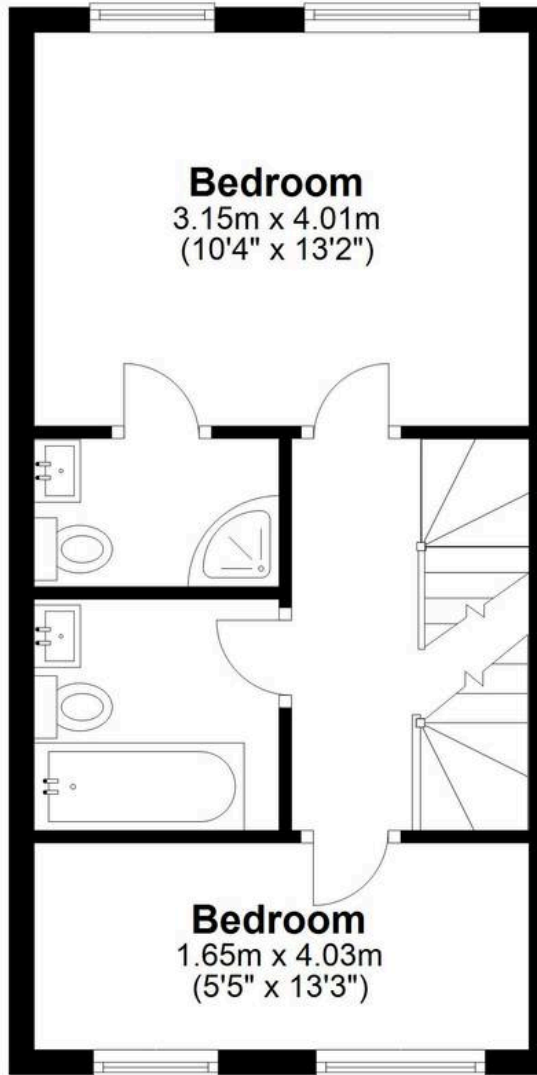
## Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



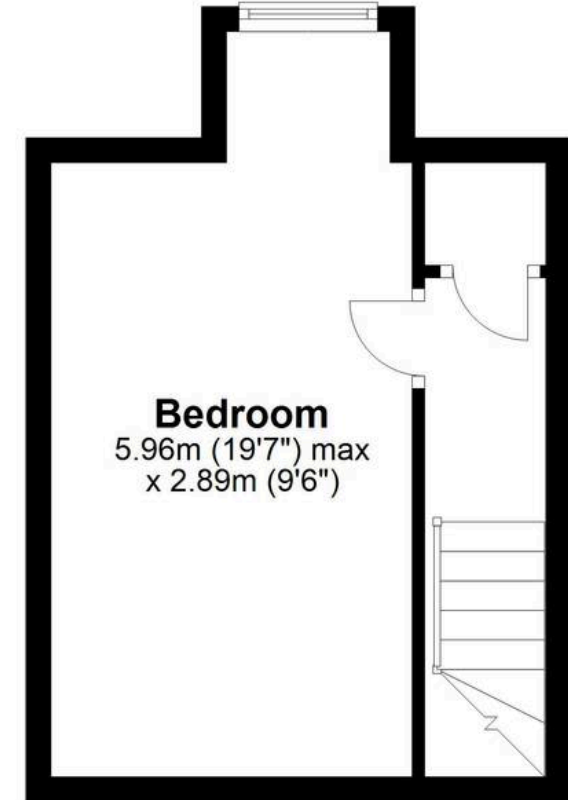
## First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



## Second Floor

Approx. 20.6 sq. metres (221.9 sq. feet)



**Total area: approx. 85.4 sq. metres (919.6 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 radiator, stairs to first floor landing, radiator, wood flooring, open to:

### Lounge/Dining Room

15' 11" x 13' 2" (4.84m x 4.01m)

With double glazed window to rear aspect and French doors opening to rear garden, two radiators, feature fireplace, fitted shelving to alcoves, wood flooring, open to:

### Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink/drain unit with mixer taps, glass splash back areas, built in double oven with four ring hob and extractor hood over, integrated appliances, tiled flooring with underfloor heating.

### First Floor Landing

With radiator, stairs to second floor and doors to:

### Bedroom One

10' 4" x 13' 2" (3.15m x 4.01m)

With two double glazed windows to rear aspect, radiator, air conditioning unit, door to:

### En Suite Shower Room

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

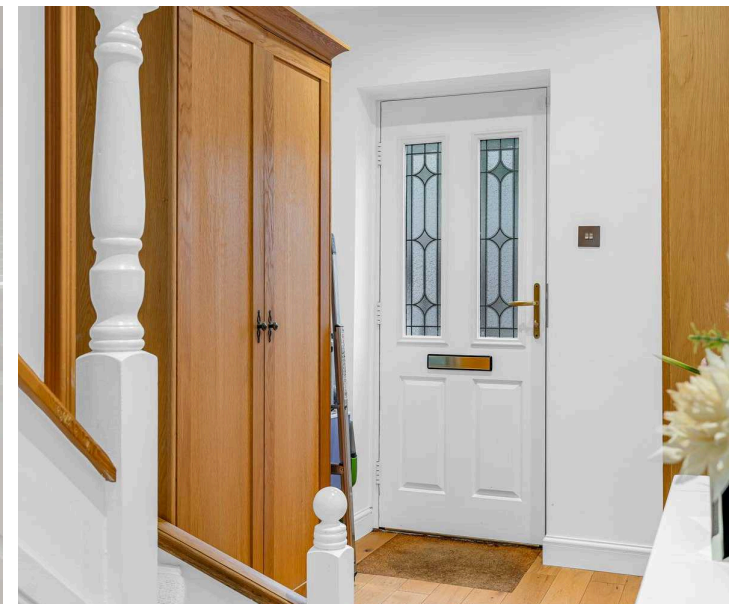
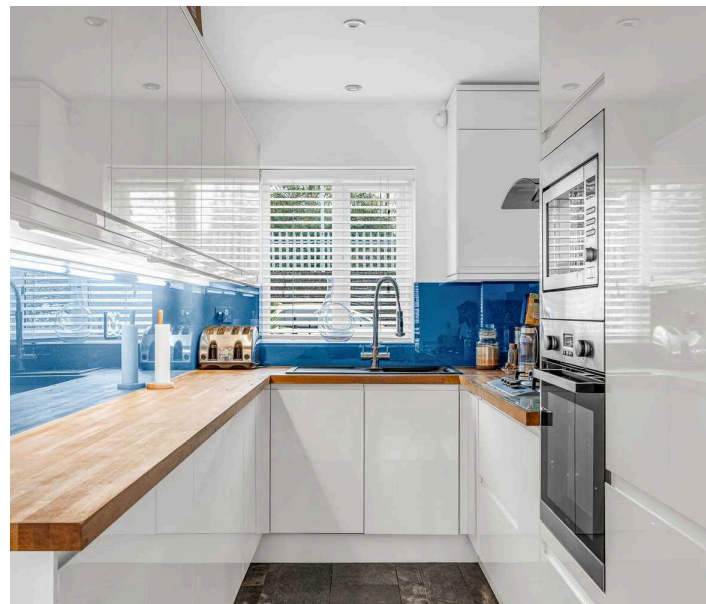
### Bedroom Three

5' 5" x 13' 3" (1.65m x 4.03m)

With two double glazed window to front aspect, radiator.

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush w.c, fully tiled, chrome heated towel rail.



## Second Floor Landing

With built in storage cupboard and door to:

## Bedroom Two

19' 7" x 9' 6" (5.96m x 2.89m)

With double glazed window to rear aspect, radiator, loft access.





### **FRONT GARDEN**

The front garden is laid to slate wrought iron railings to front and pathway to front entrance door.

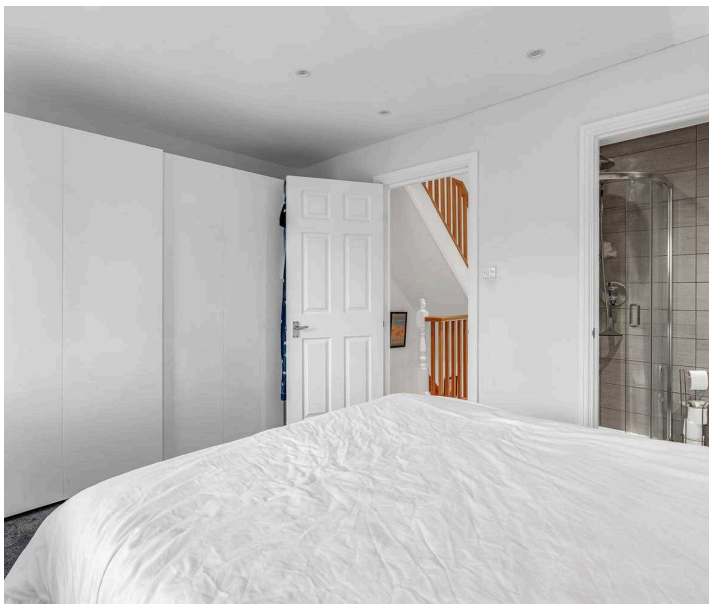
### **REAR GARDEN**

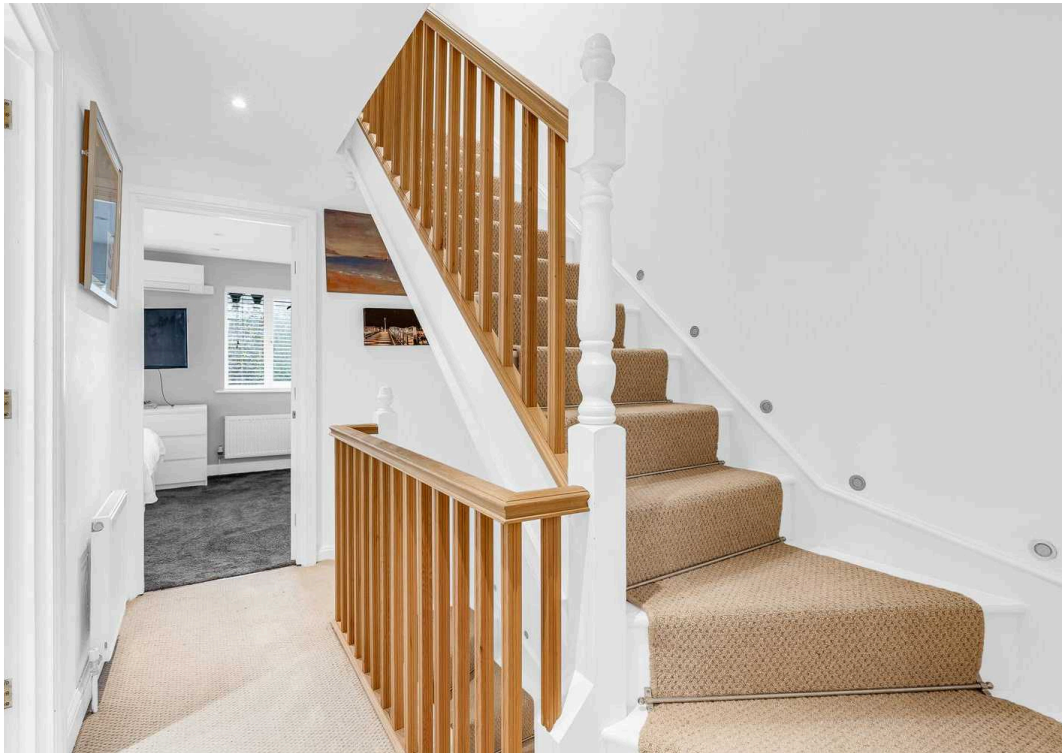
The rear garden is paved with raised flower beds, fenced boundaries and rear access to the allocated parking.

### **SECURE GATED**

2 Parking Spaces

Gated access to two allocated parking spaces.







## Elliot Heath Estate Agents

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