



Elliot Heath
ESTATE AGENTS

43 Cozens Road, Ware
Guide Price £525,000

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Ware, Ware

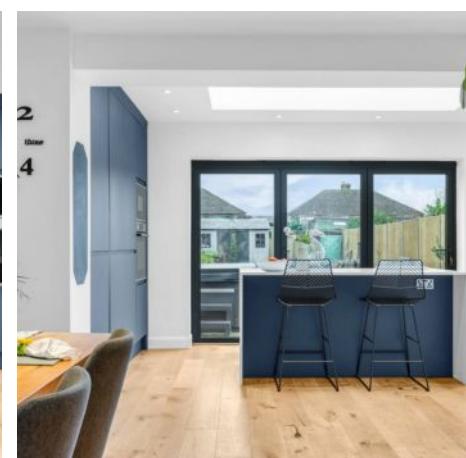
Stunning 3-bed home with open plan living, fully integrated kitchen, atrium roof, bi-fold doors, luxury shower room, driveway, large garden. Near amenities and train station.

Council Tax band: C

Tenure: Freehold

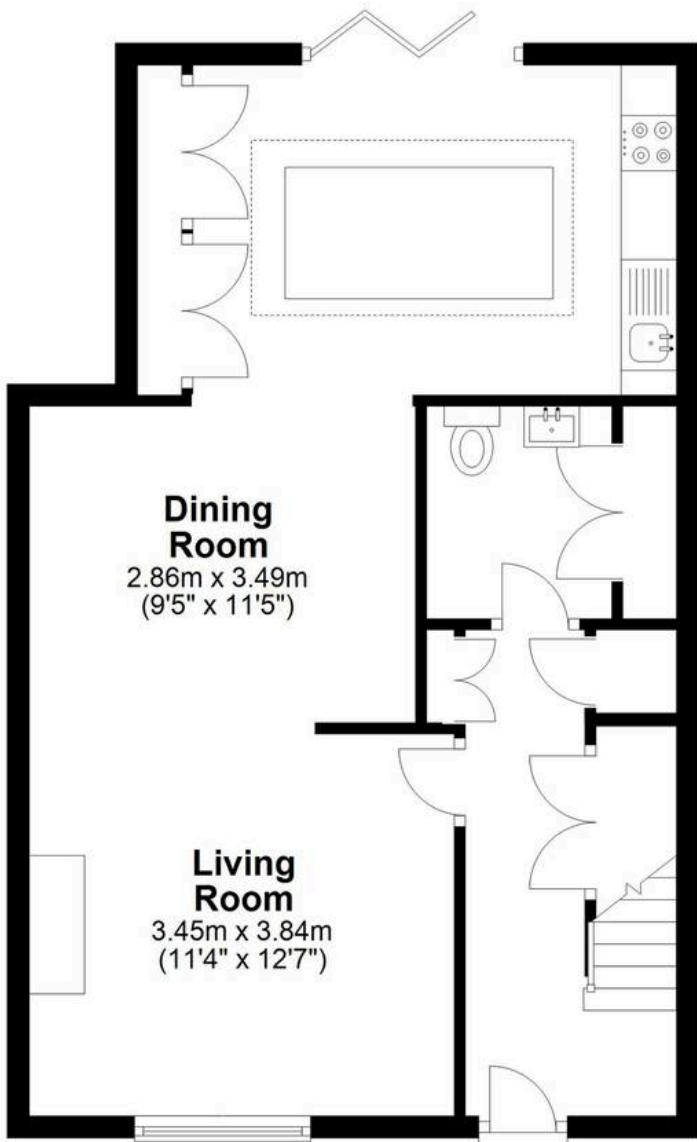
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



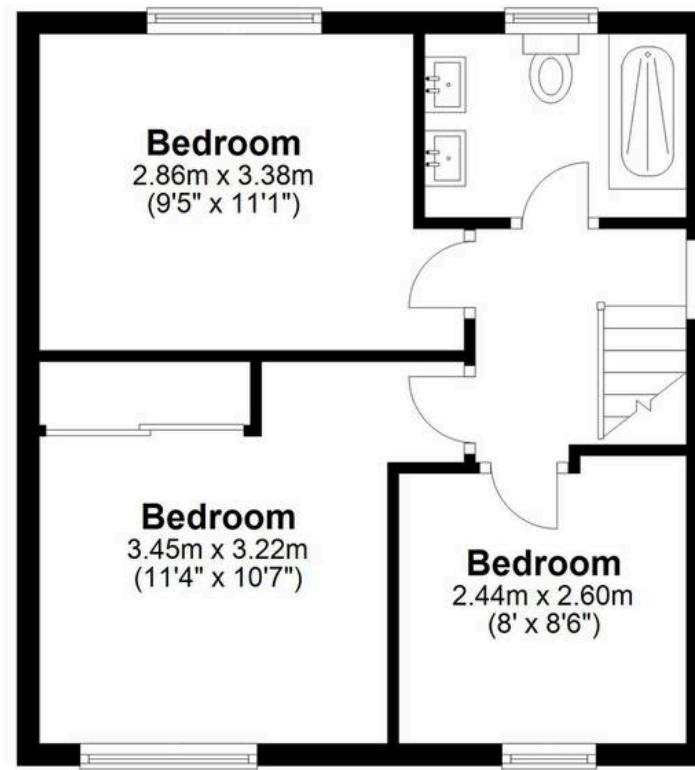
Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 90.3 sq. metres (971.5 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, 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 Hall

With stairs rising to first floor landing, wood flooring, underfloor heating, radiator, three built in storage cupboards, doors to:

Downstairs WC

Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, panelling to half height, wood effect flooring, underfloor heating, built in storage cupboard.

Living Room

11' 4" x 12' 7" (3.45m x 3.84m)

With double glazed window to front aspect, fireplace with wood burning stove, radiator, wood flooring, underfloor heating, exposed timber, open to:

Dining Room

9' 5" x 11' 5" (2.86m x 3.49m)

With wood flooring, underfloor heating, open to:

Kitchen

With double glazed bi fold doors to the rear garden and double glazed atrium. Fitted with a comprehensive range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, fully integrated, island unit with breakfast bar, wood flooring, underfloor heating.

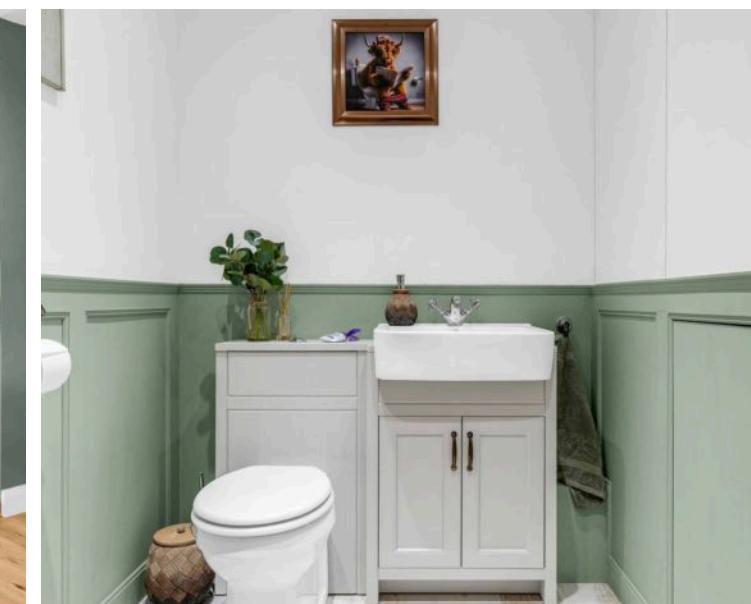
First Floor Landing

With double glazed window to side aspect with obscure glass, loft access, doors to:

Bedroom One

11' 4" x 10' 7" (3.45m x 3.22m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards with sliding doors.



Bedroom Two

9' 5" x 11' 1" (2.86m x 3.38m)

With double glazed window to rear aspect, radiator.

Bedroom Three

8' 0" x 8' 6" (2.44m x 2.60m)

With double glazed window to front aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with two wash hand basins, dual flush wc, fully tiled, underfloor heating.





REAR GARDEN

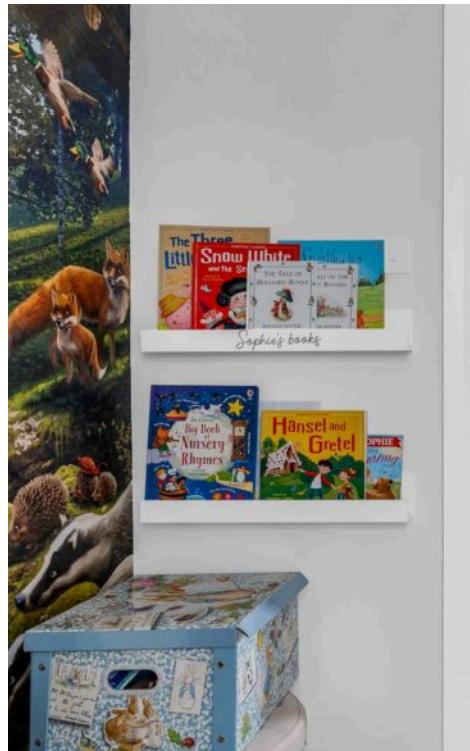
The large westerly aspect rear garden is mainly laid to lawn with slate border to one side, a raised bed, patio seating area, garden store and gated access to the front.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for several vehicles.







Elliot Heath Estate Agents

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