



**Elliot Heath**  
ESTATE AGENTS

**3 Albany Mews, Ware**  
Guide Price £600,000

# 3 Albany Mews

Ware, Ware

Set directly on the banks of the River Lea, this versatile four-bedroom townhouse is perfect for enjoying riverside living in the heart town.

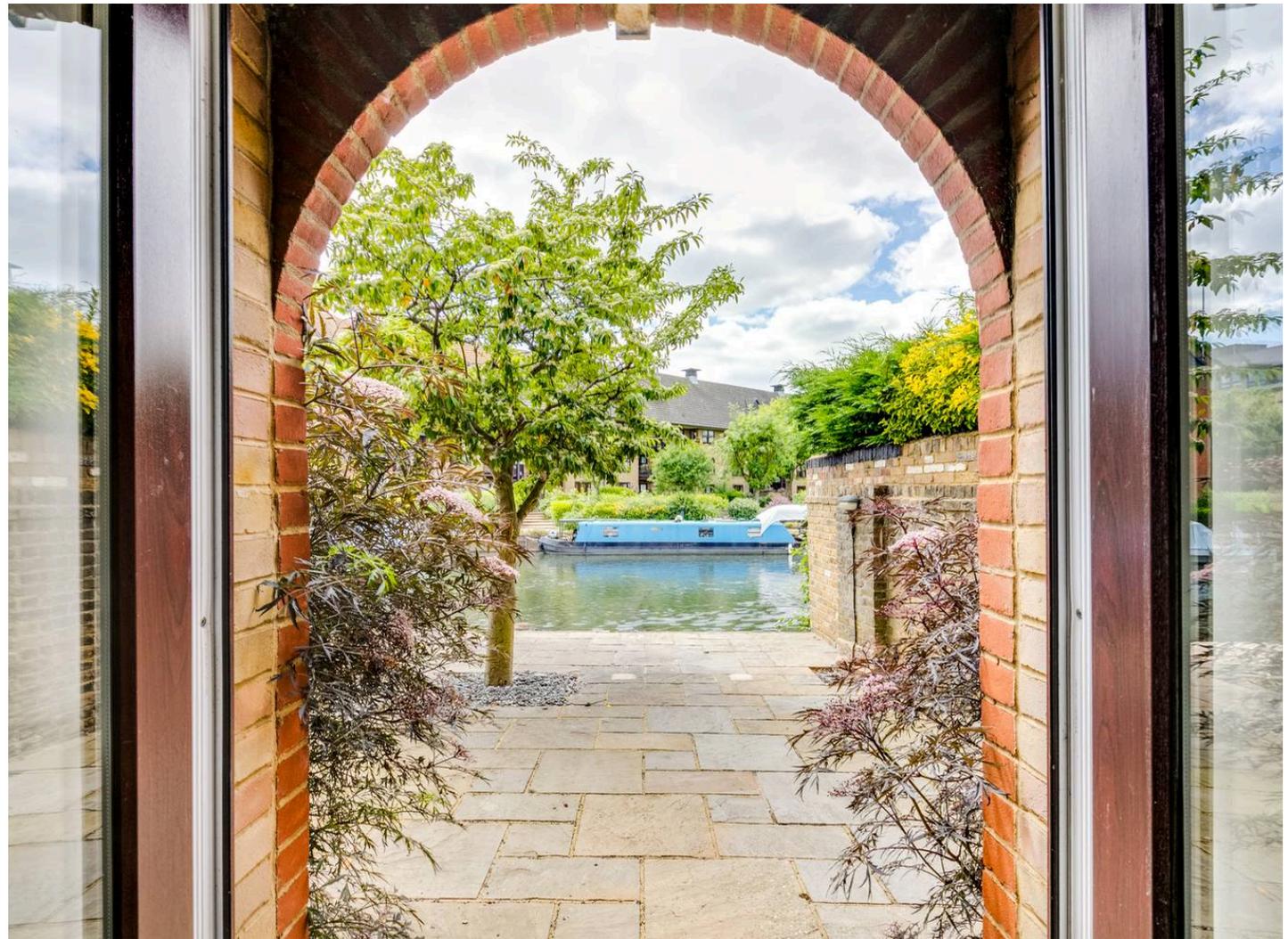
Competitive guide price, immediate vacant possession.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



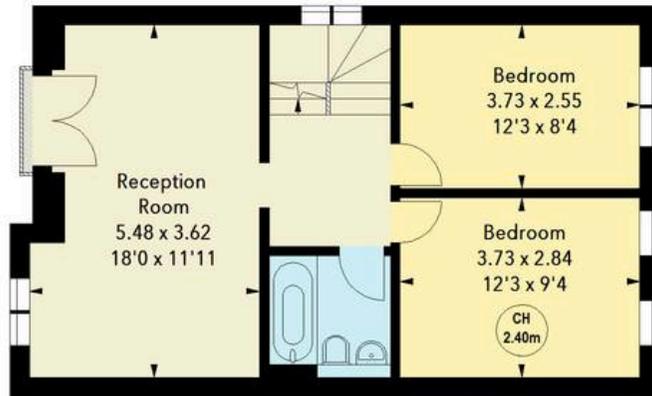
# Albany Mews, SG12

Approximate Area = 152.63 sq m / 1643 sq ft

(Including Garage)

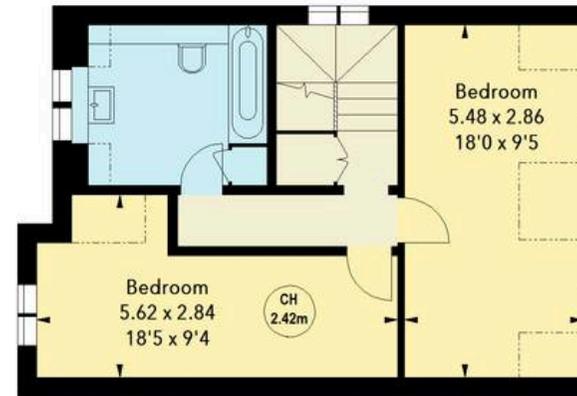
Garage

Approximate Area = 23.13 sq m / 249 sq ft



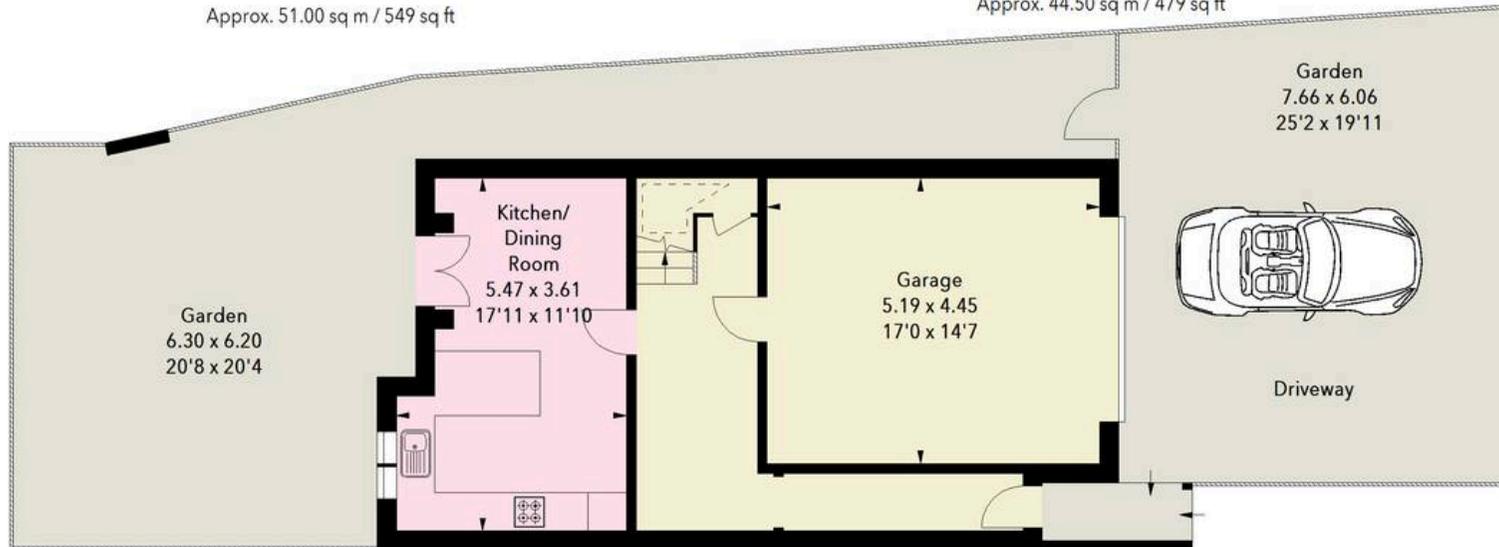
First Floor

Approx. 51.00 sq m / 549 sq ft



Second Floor

Approx. 44.50 sq m / 479 sq ft



Ground Floor

Approx. 57.13 sq m / 615 sq ft

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

**Entrance Hall**

With wood effect flooring, radiator, stairs rising to first floor landing, door to integral garage and door to:

**Kitchen/Dining Room**

17' 11" x 11' 10" (5.46m x 3.60m)

With double glazed doors and windows overlooking the courtyard patio garden and river beyond. Fitted with a range of wall and bases storage units with work surfaces over incorporating a sink and drainer unit, built on double oven with hob and extractor over, built in microwave, integrated appliances, cupboard housing gas fired boiler, tiled splash back areas, tiled flooring, radiator.

**First Floor Landing**

With double glazed window to side aspect, stairs rising to second floor landing, radiator, doors to:

**Reception Room**

18' 11" x 11' 0" (5.76m x 3.35m)

With double glazed window and double glazed doors to the Juliet balcony with far reaching views along the River Lea, two radiators, coving to ceiling.

**Bedroom Three**

12' 3" x 9' 4" (3.73m x 2.84m)

With double glazed windows to front aspect, radiator.

**Bedroom Four**

12' 3" x 8' 4" (3.73m x 2.54m)

With double glazed window to front aspect, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, pedestal wash hand basin, fully tiled, chrome heated towel rail.



### **Second Floor Landing**

With double glazed window to side aspect, radiator, built in storage cupboard, doors to:

#### **Bedroom One**

18' 5" x 9' 4" (5.61m x 2.84m)

With double glazed window to rear aspect, radiator.

#### **Bedroom Two**

18' 0" x 9' 5" (5.48m x 2.87m)

With windows to front aspect, radiator.

#### **Bathroom**

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.





### **REAR GARDEN**

The rear patio courtyard garden is thoughtfully planted and backs directly onto the River Lea.

### **DRIVEWAY**

2 Parking Spaces

To the front the property benefits from a driveway providing off street parking. Gated access to the rear garden.

### **DOUBLE GARAGE**

2 Parking Spaces

Large double integral garage with light and power connected measuring 5.19 x 4.45 (17'0 x 14'7)







## Elliot Heath Estate Agents

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