



**Elliot Heath**  
ESTATE AGENTS

**10 Malthouse Mews, Ware**  
Offers Over £600,000

# 10 Malthouse Mews

Ware, Ware

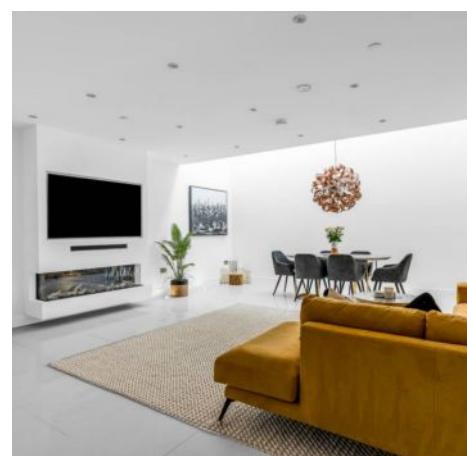
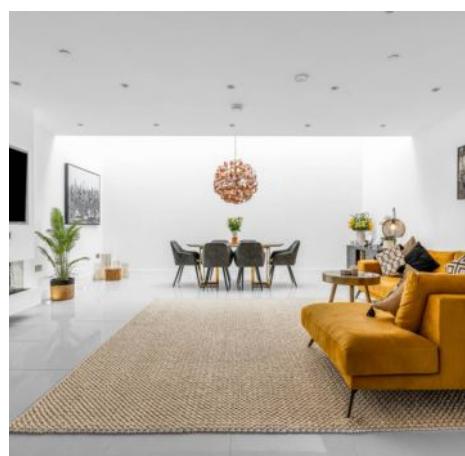
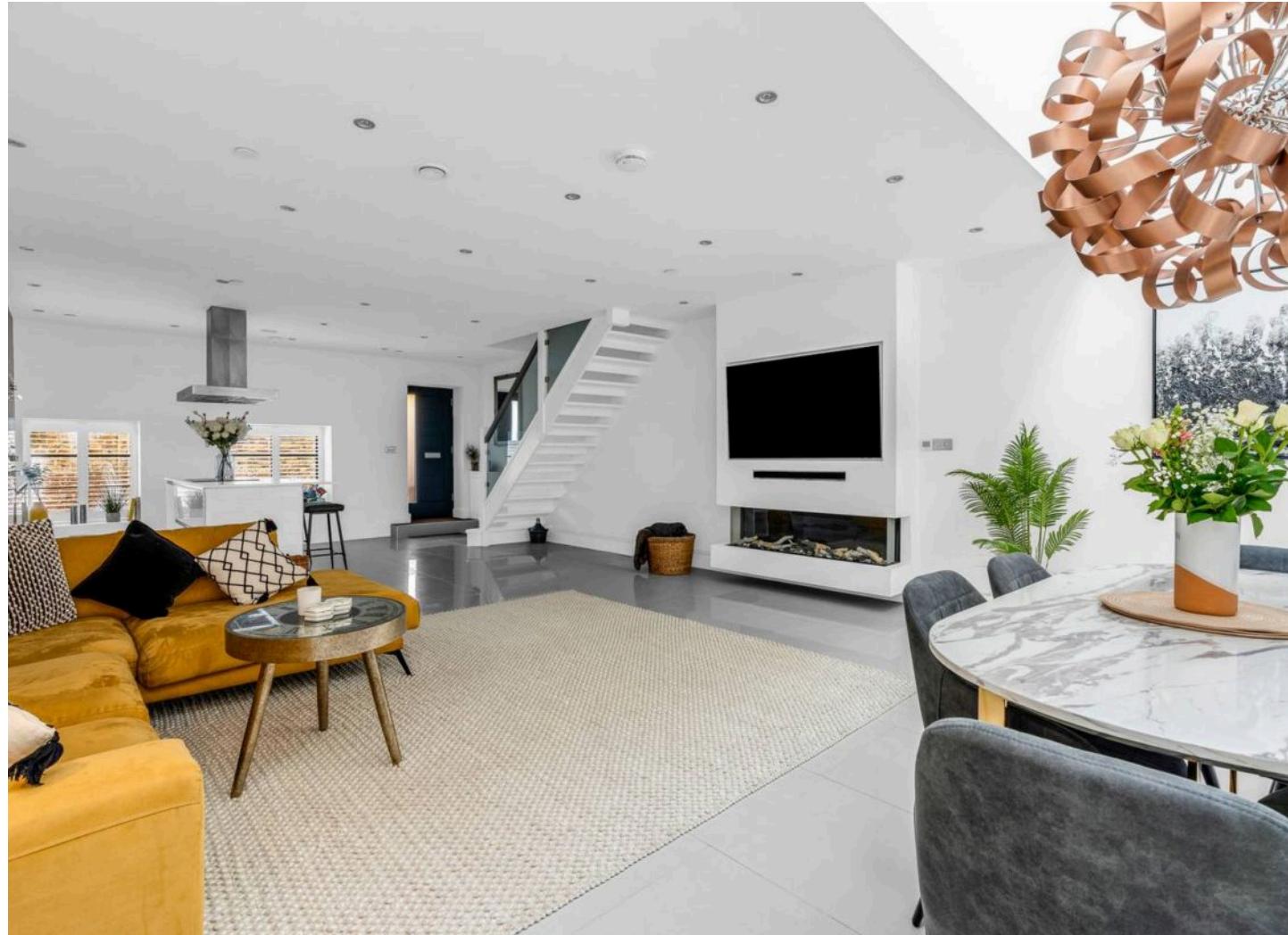
Mews house in Victorian malting's in heart of Ware.  
3-bed, open plan living, high spec kitchen, 1st floor  
has 2 beds & bathroom, 2nd floor has large  
bedroom suite, patio to front, parking for 1 car.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

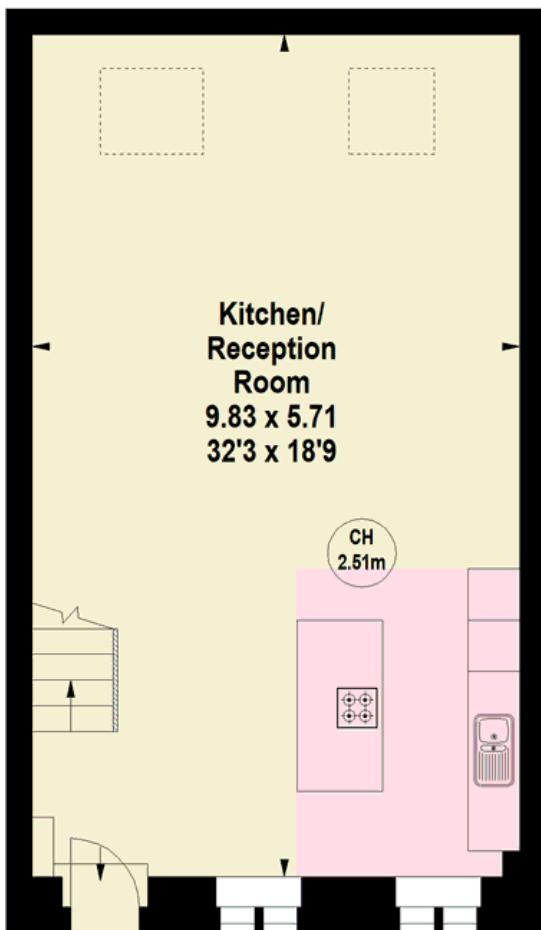
EPC Environmental Impact Rating: C



# Malthouse Mews, SG12

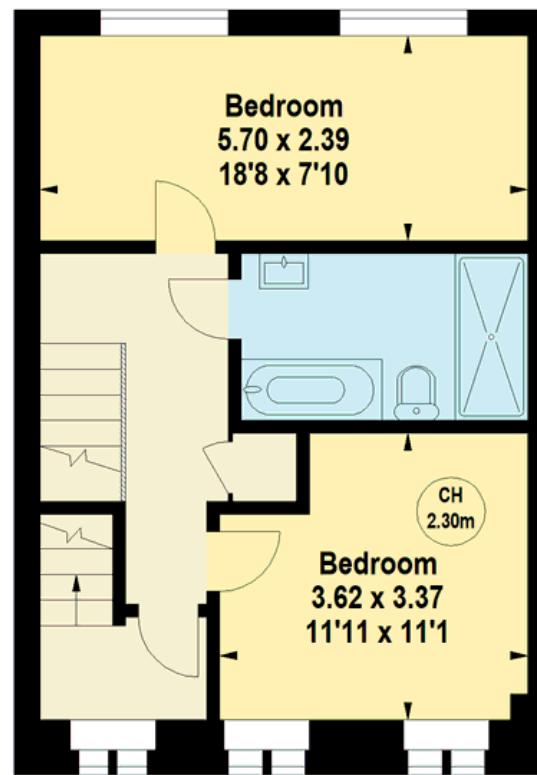
Key :  
CH - Ceiling Height

Approximate Area = 148.55 sq m / 1599 sq ft



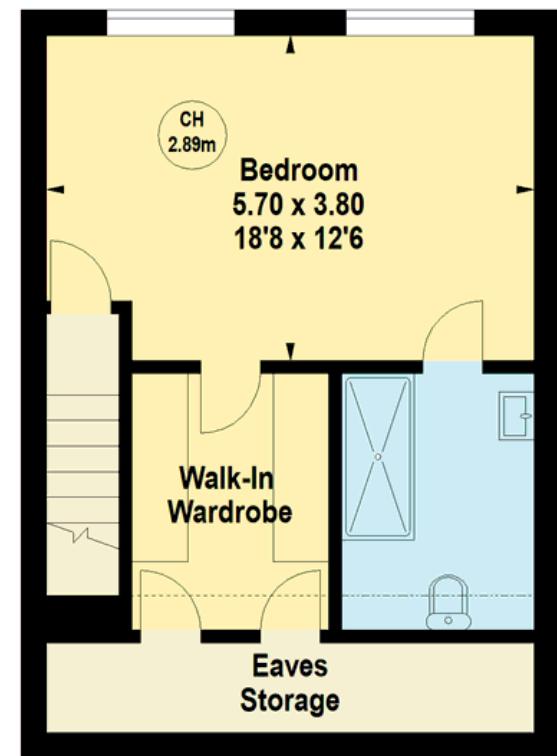
**Ground Floor**

Approx. 56.48 sq m / 608 sq ft



**First Floor**

Approx. 45.61 sq m / 491 sq ft



**Second Floor**

Approx. 46.45 sq m / 500 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

## Accommodation

Private front entrance door to:

### Kitchen/Reception Room

32' 3" x 18' 9" (9.83m x 5.71m)

### Kitchen

With two double glazed windows to front aspect with fitted shutters. Comprehensively fitted with a contemporary range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, two built in ovens, hob with extractor over, integrated appliances, breakfast bar, tiled flooring with under floor heating, open to:

### Reception Room

Impressive triple height room with skylight windows, media wall with feature fireplace, tiled flooring with under floor heating and stairs rising to first floor landing.

### First Floor Landing

With double glazed window to front aspect, stairs rising to second floor, two built in storage cupboards, wood effect flooring, doors to:

### Bedroom Two

11' 11" x 11' 1" (3.62m x 3.37m)

With double glazed windows to front aspect with fitted shutters, wood effect flooring with under floor heating.

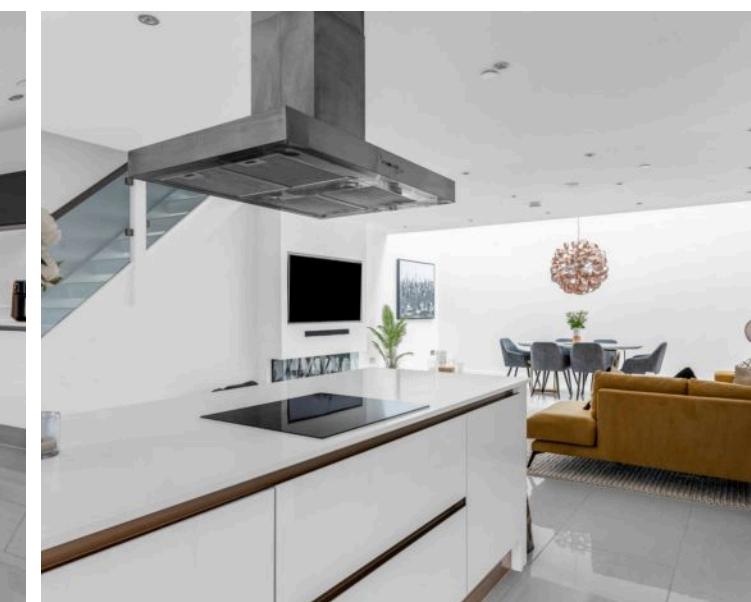
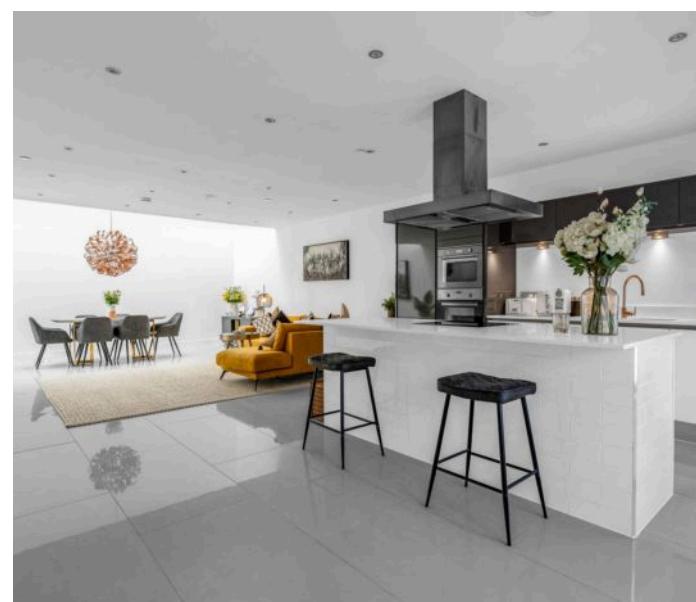
### Bedroom Three

18' 8" x 7' 10" (5.70m x 2.39m)

With windows overlooking the reception room, wood effect flooring with underfloor heating.

### Bathroom

With skylight window. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, tiled flooring, chrome heated towel rail.



## **Second Floor Landing**

With door to:

### **Bedroom One**

18' 8" x 12' 6" (5.70m x 3.80m)

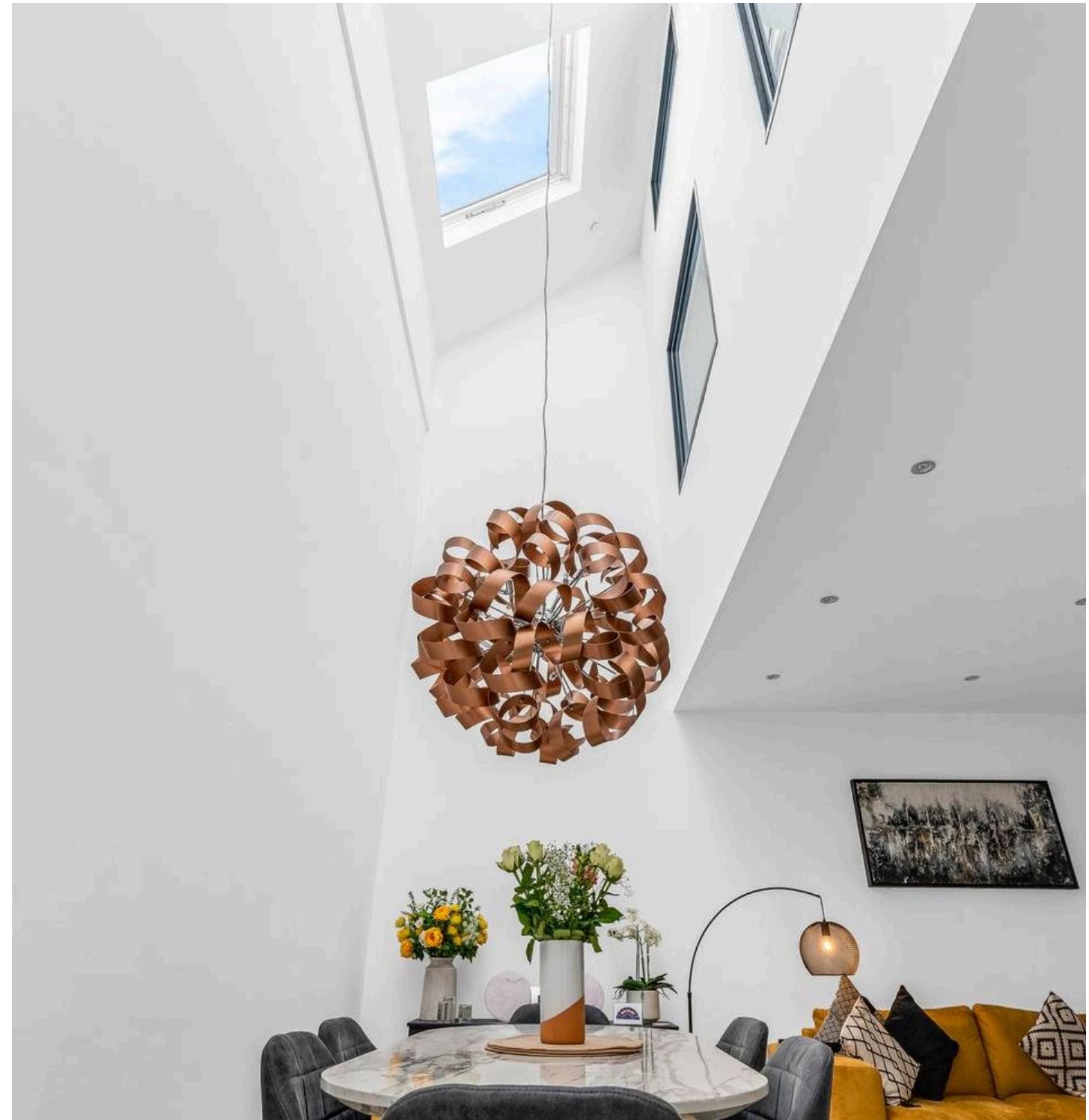
With windows over looking the reception room, under floor heating, doors to:

### **Walk In Wardrobe**

Comprehensively fitted walk in wardrobe, doors to eaves storage.

### **En Suite Shower Room**

With skylight window. Fitted with a suite comprising walk in shower cubicle, concealed cistern wc, vanity unit with wash hand basin, tiled walls, tiled flooring, chrome heated towel rail.





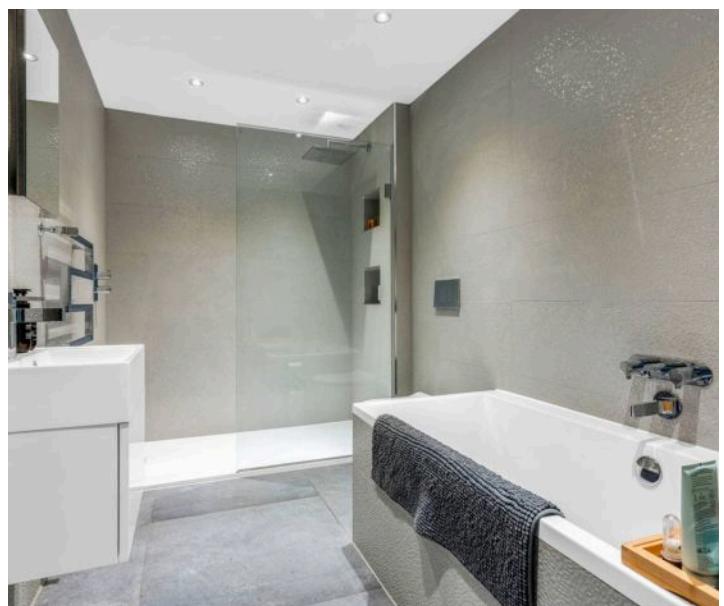
#### FRONT GARDEN

Seating area to the front.

#### ALLOCATED PARKING

1 Parking Space

Allocated parking for one car.







## Elliot Heath Estate Agents

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