



**Elliot Heath**  
ESTATE AGENTS

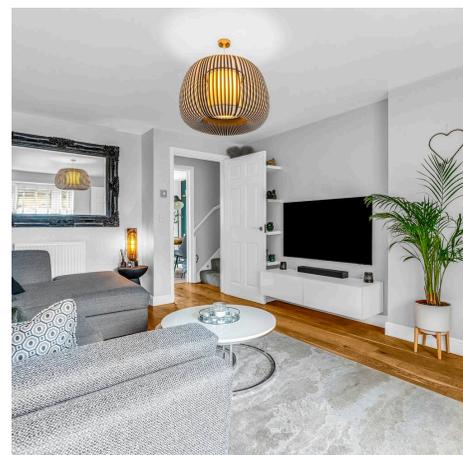
**5 Lady Margaret Gardens, Ware**  
Guide Price **£495,000**

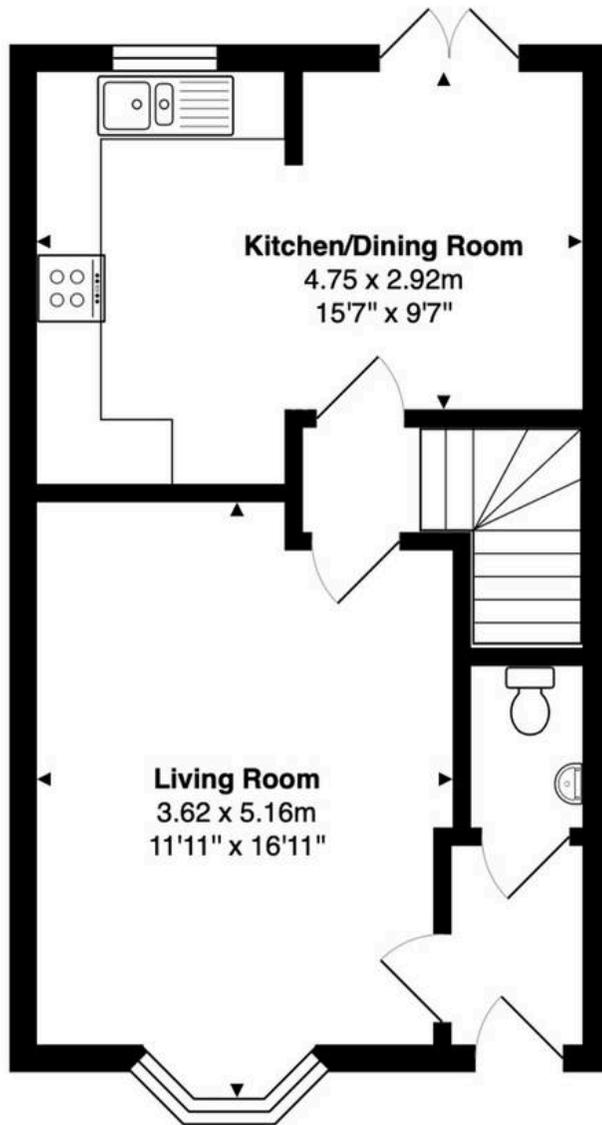
# 5 Lady Margaret Gardens

Ware, Ware

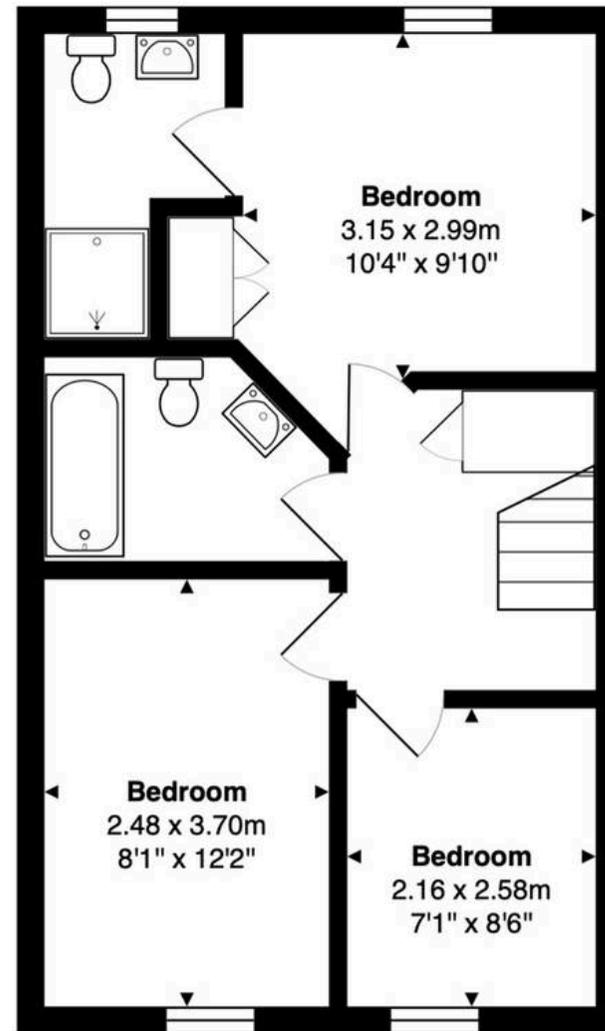
Elliot Heath present a three-bedroom family home on a modern Ware development, featuring a bay-front living room, kitchen/dining room, en suite principal, landscaped gardens, and parking for two. Council Tax band: D

Tenure: Freehold





**Ground Floor**  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



**First Floor**  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

**Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>**

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 wood flooring, radiator, doors to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, chrome heated towel rail, wood flooring.

### Living Room

11' 11" x 16' 11" (3.62m x 5.16m)

With double glazed bay window to front aspect, two radiators, wood flooring, door to:

### Inner hall

With wood flooring, stairs to first floor landing and door to:

### Kitchen/Dining Room

15' 7" x 9' 7" (4.75m x 2.92m)

With double glazed window and double glazed double doors opening onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

Built in storage cupboard and doors to:

### Bedroom One

10' 4" x 9' 10" (3.15m x 2.99m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards, door to:

### En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, chrome heated towel rail.



**Bedroom Two**

8' 2" x 12' 2" (2.48m x 3.70m)

With double glazed window to front aspect, radiator.

**Bedroom Three**

7' 1" x 8' 6" (2.16m x 2.58m)

With double glazed window to front aspect, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, chrome heated towel rail.





#### **FRONT GARDEN**

Landscaped low maintenance front garden.

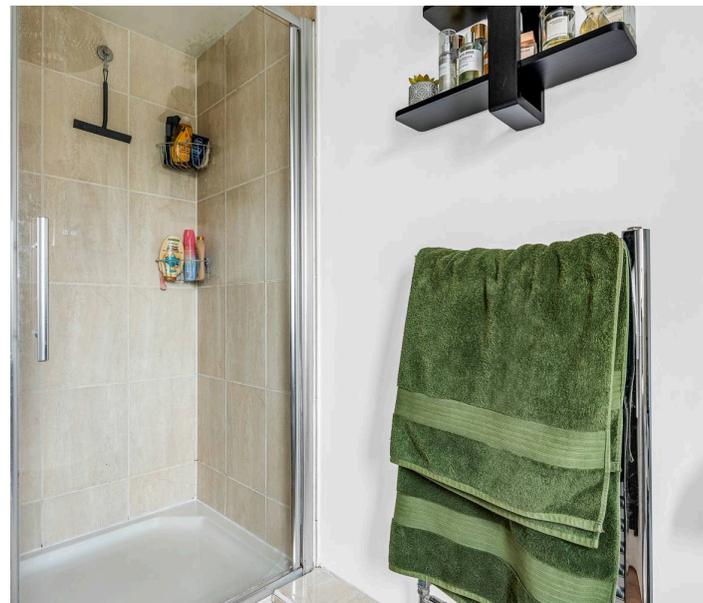
#### **REAR GARDEN**

The rear garden features a decked seating area stepping down to the lawn with attractively planted border and pathway to the gated access at the rear of the garden.

#### **ALLOCATED PARKING**

2 Parking Spaces

Allocated parking for two vehicles located to the rear of the property.







## Elliot Heath Estate Agents

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