



**Elliot Heath**  
ESTATE AGENTS

**40 Scotts Road, WARE**

Guide Price **£670,000**



# 40 Scotts Road

WARE, Ware

Rarely available 3 bed Victorian townhouse on Ware's sought-after southside. Spread over 4 floors, boasting period features, modern kitchen, courtyard garden, off-street parking. Close to Presdales School, town centre, and train station to London.

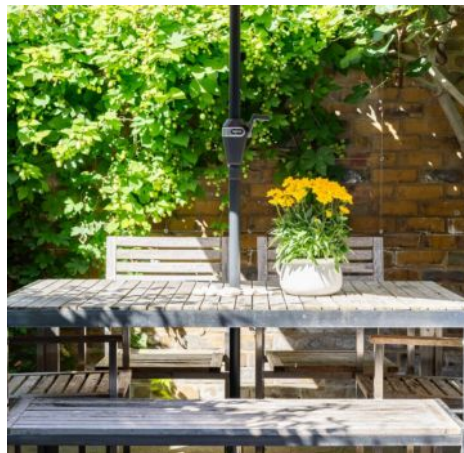
Contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

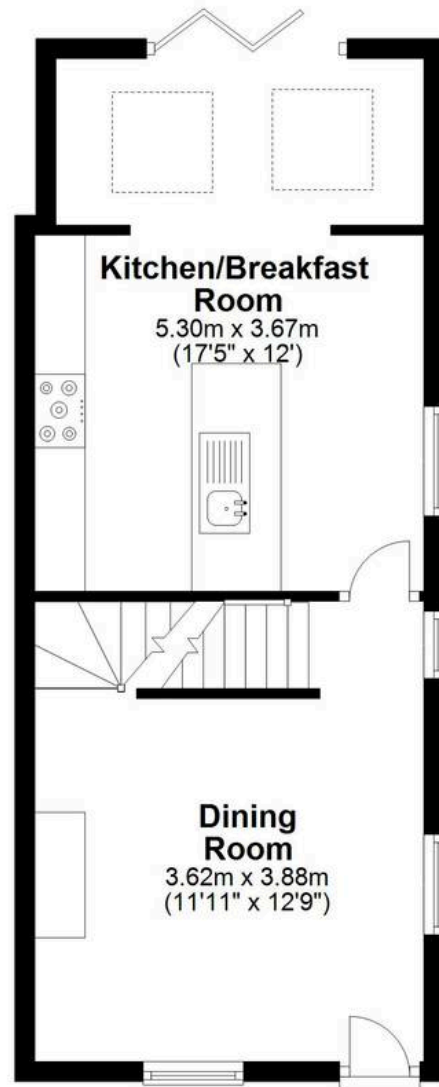
EPC Environmental Impact Rating: C





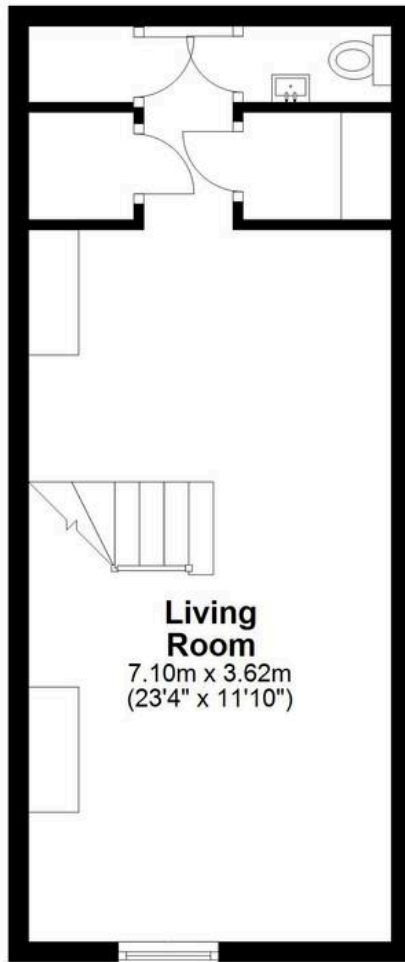
## Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



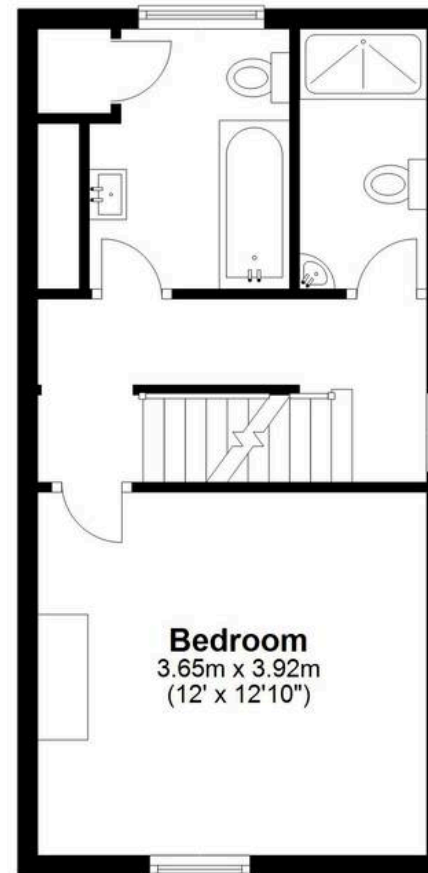
## Basement

Approx. 33.0 sq. metres (355.7 sq. feet)



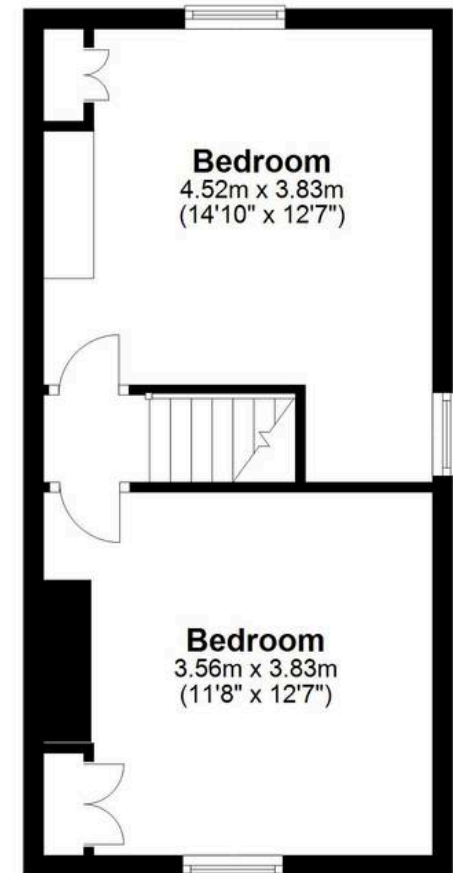
## First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



## Second Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 134.0 sq. metres (1442.4 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)

## Accommodation

Front entrance door to:

### Dining Room

11' 11" x 12' 9" (3.62m x 3.88m)

Dual aspect with sash windows to front and side aspect, stairs to basement and first floor landing, wood flooring, attractive feature fireplace, built in cupboards and shelving to alcove, two radiators, door to:

### Kitchen

17' 5" x 12' 0" (5.30m x 3.67m)

Dual aspect with window to side aspect, bi-fold doors opening onto the rear garden together with two skylight windows. Comprehensively fitted with a range of wall and base storage units with Corian work surfaces, fully integrated, island unit incorporating a sink and drainer unit, wood flooring, radiator.

### Living Room

23' 4" x 11' 11" (7.10m x 3.62m)

With double glazed sash window to front aspect with original shutters, two radiators, fireplace housing a multi fuel stove, fitted shelving to alcove, wood flooring, a laundry room and two large built in storage cupboards, door to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator.

### First Floor Landing

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

### Bedroom One

12' 0" x 12' 10" (3.65m x 3.92m)

With sash window to front aspect, radiator.





**Bathroom**

With sash window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, radiator, tiled splash back areas, built in airing cupboard housing the gas fired boiler and hot water cylinder.

**Shower Room**

Fitted with a suite comprising large fully tiled walk in shower cubicle, dual flush wc, wash hand basin, tiled walls, tiled flooring, radiator.

**Second Floor Landing**

With doors to:

**Bedroom Two**

14' 10" x 12' 7" (4.52m x 3.83m)

Dual aspect with double glazed sash windows to rear and side aspect, radiator, built in wardrobe cupboard.

**Bedroom Three**

11' 8" x 12' 7" (3.56m x 3.83m)

With double glazed sash window to front aspect, radiator, built in wardrobe cupboard.





#### **REAR GARDEN**

The property benefits from a lovely walled courtyard garden with mature planting and gated side access.

#### **DRIVEWAY**

1 Parking Space

Gravel driveway providing off street parking.











## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)