



Elliot Heath
ESTATE AGENTS

41 King George Road, Ware
Guide Price **£395,000**

41 King George Road

Ware, Ware

Spacious 3-bed family home with potential to update/extend. Close to town centre & station. No onward chain. Contact Elliot Heath on 01920 293333 to view.

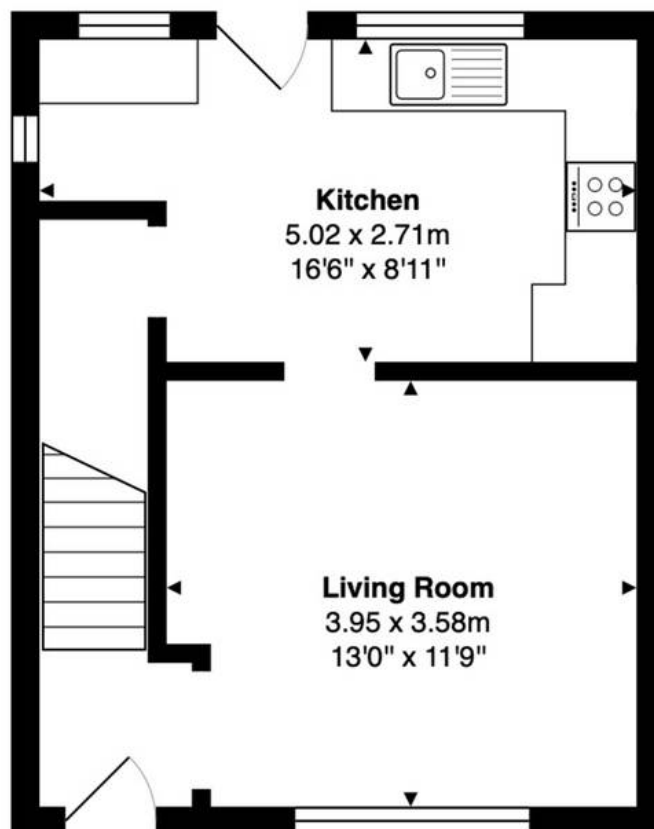
Council Tax band: C

Tenure: Freehold

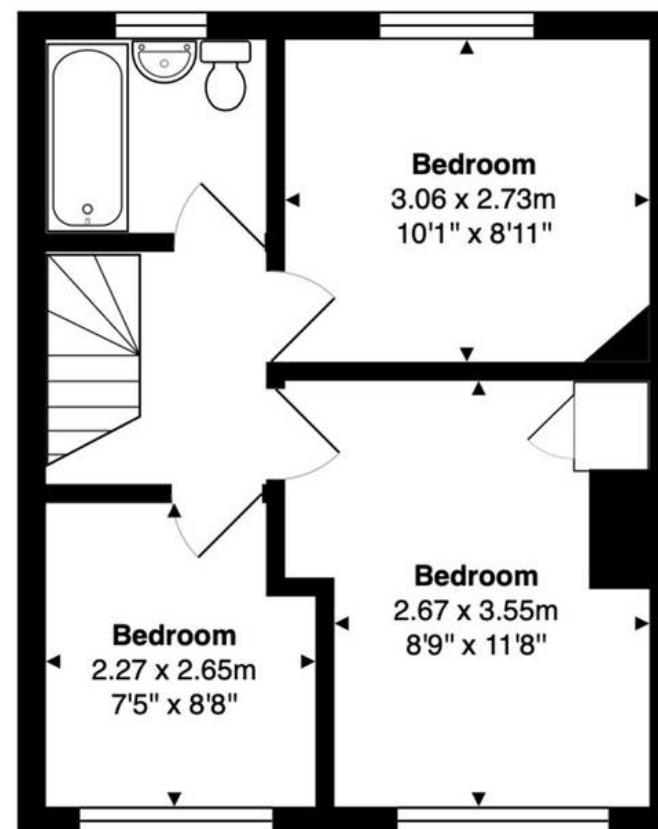
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 32.7 m² ... 352 ft²



First Floor
Area: 32.7 m² ... 352 ft²

Total Area: 65.4 m² ... 704 ft²

Entrance Hall

With stairs rising to first floor landing, wood effect flooring, radiator, open to:

Living Room

13' 0" x 11' 9" (3.95m x 3.58m)

With double glazed window to front aspect, radiator, wood effect flooring, open to:

Kitchen

16' 6" x 8' 11" (5.02m x 2.71m)

With double glazed windows and door over looking the rear garden. Fitted with a range of wall and base storage units, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, tile effect flooring, radiator, large under stairs storage area.

First Floor Landing

With loft access, radiator, doors to:

Bedroom One

8' 9" x 11' 8" (2.67m x 3.55m)

With double glazed window to front aspect, radiator.

Bedroom Two

10' 0" x 8' 11" (3.06m x 2.73m)

With double glazed window to rear aspect, radiator.

Bedroom Three

7' 5" x 8' 8" (2.27m x 2.65m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring.





FRONT GARDEN

Front garden laid to lawn with mature hedge, gated access to the rear garden.

REAR GARDEN

The rear garden is of an extremely good size with patio seating area, ornamental pond, the remainder laid to lawn, mature tree and further hard standing to the rear of the garden.

DRIVEWAY

3 Parking Spaces

Generous frontage offering off street parking for several vehicles.





Elliot Heath Estate Agents

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