



**Elliot Heath**  
ESTATE AGENTS

**9 Kiln House Close, WARE**  
Guide Price **£435,000**

# 9 Kiln House Close

WARE, Ware

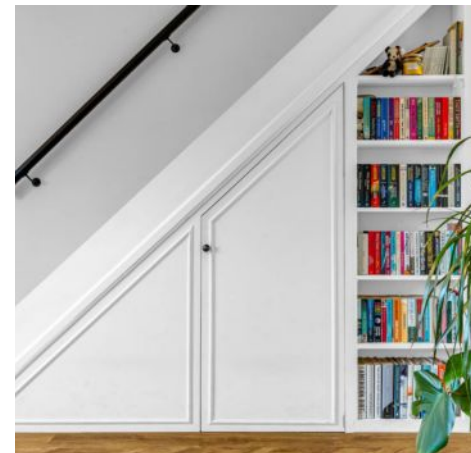
Rarely available refurbished three-bedroom home, moments from Ware High Street and station (40 mins to London). Open plan living, gardens and garage en bloc.

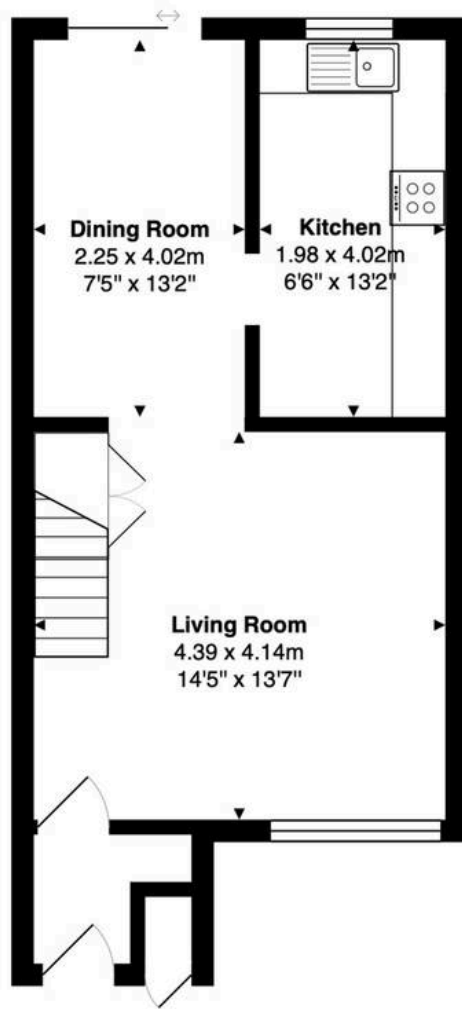
Council Tax band: D

Tenure: Freehold

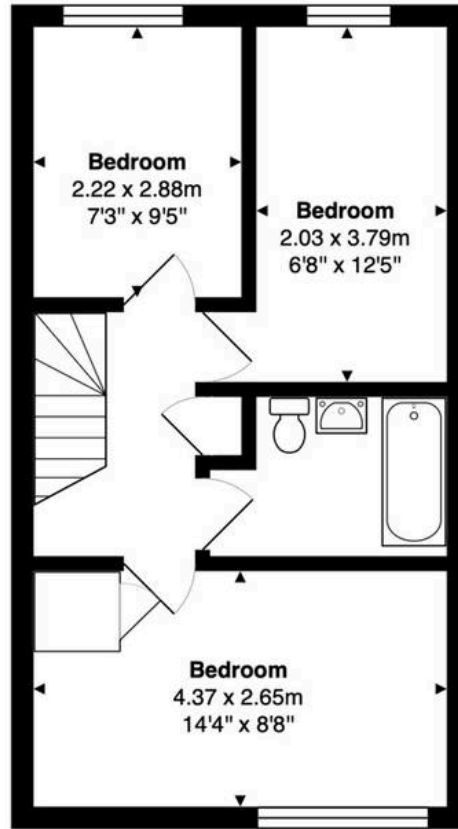
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

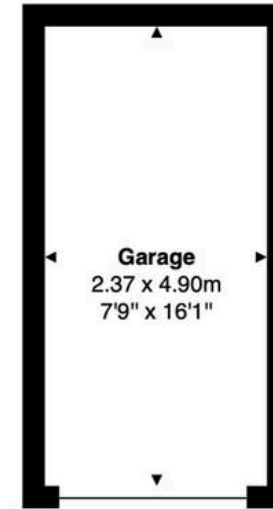




**Ground Floor**  
Area: 39.1 m<sup>2</sup> ... 421 ft<sup>2</sup>



**First Floor**  
Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>



**Outbuilding**  
Area: 11.6 m<sup>2</sup> ... 125 ft<sup>2</sup>

**Total Area: 87.4 m<sup>2</sup> ... 941 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 Lobby

With door to:

### Living Room

14' 5" x 13' 7" (4.39m x 4.14m)

With double glazed window to front aspect, radiator, wood effect flooring, stairs rising to first floor landing, under stairs storage cupboards and shelving, open to:

### Dining Room

7' 5" x 13' 2" (2.25m x 4.02m)

With double glazed sliding doors to the rear garden, radiator, wood effect flooring, fitted drinks unit and shelving, open to:

### Kitchen

6' 6" x 13' 2" (1.98m x 4.02m)

With double glazed window to rear aspect. 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, integrated dishwasher, space for washing machine and fridge/freezer, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With built in storage cupboard, loft access and doors to:

### Bedroom One

14' 4" x 8' 8" (4.37m x 2.65m)

With double glazed window to front aspect, radiator, over stairs storage cupboard.

### Bedroom Two

6' 8" x 12' 5" (2.03m x 3.79m)

With double glazed window to rear aspect, radiator.

### Bedroom Three

7' 3" x 9' 5" (2.22m x 2.88m)

With double glazed window to rear aspect, radiator, wood effect flooring.

### Bathroom

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, tiled splash back



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### **FRONT GARDEN**

Low maintenance front garden laid with shingle and paving.

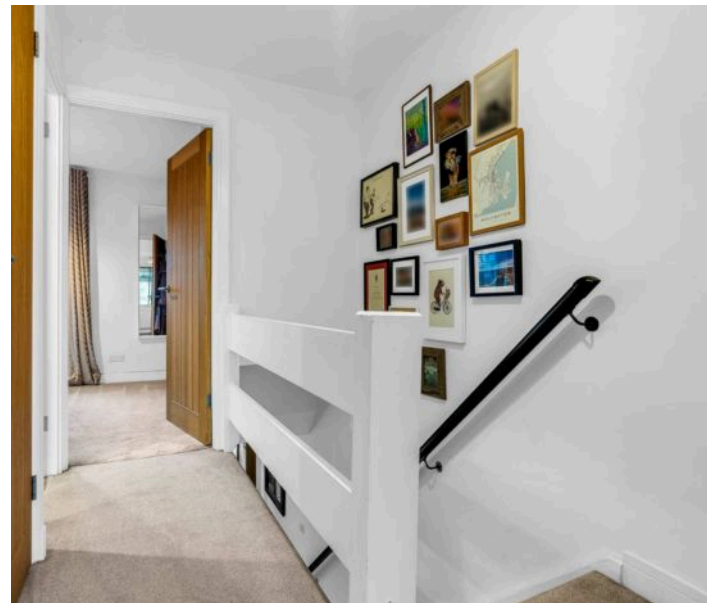
### **REAR GARDEN**

To the rear of the house, there is a lovely easterly aspect garden commencing with a patio area leading to an area laid to lawn with plant and shrub border and a concrete path leading to the foot of the garden with decked area housing a timber garden shed.

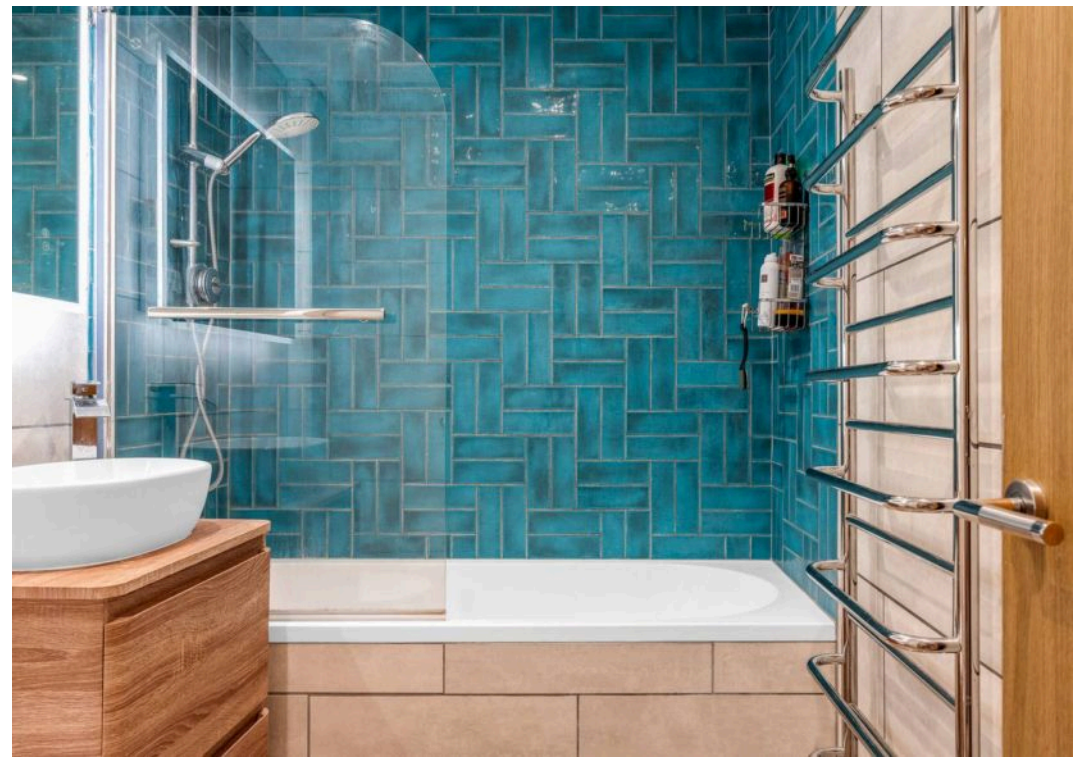
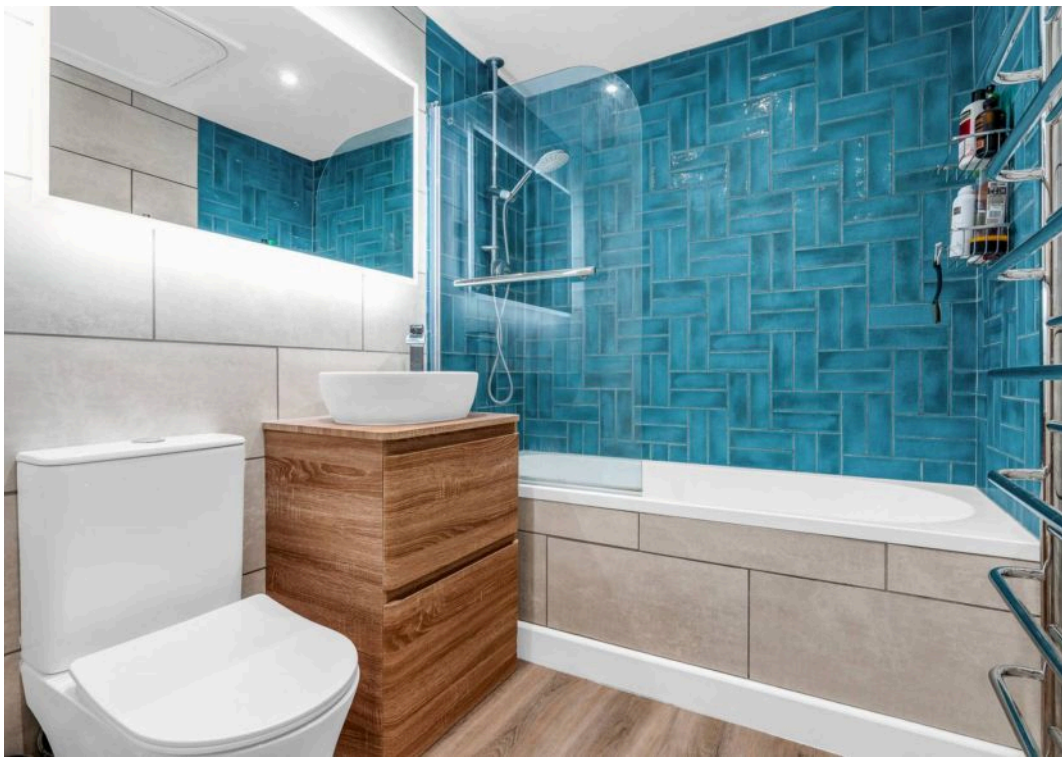
### **GARAGE EN BLOC**

1 Parking Space

Garage arranged en bloc with up and over door.









## Elliot Heath Estate Agents

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