



- THREE BEDROOMS
  - LARGE GARDEN
  - CONSERVATORY
- CENTRAL HALLWAY
  - DOUBLE GLAZING
  - OFF STREET PARKING
- CLOSE TO TOWN CENTRE
  - DUEL ASPECT LOUNGE
  - KITCHEN / DINING ROOM



CANONS ROAD, WARE

A most impressive and deceptively spacious three bedroom family home that is set in a cal-de-sac location just a few minutes walk from Ware town centre. The property occupies generous gardens and benefits from off street parking , double glazing and gas central heating.

3 1 2 EPC 65

GUIDE PRICE

£400,000

Ware  
01920 412200

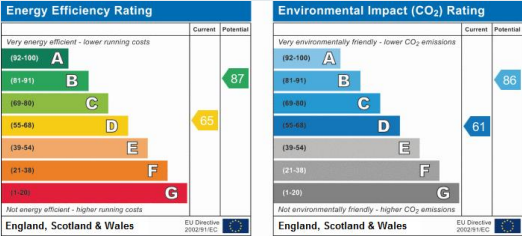
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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GUIDE PRICE  
£400,000

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**RECEPTION HALL** Stairs leading to first floor, separate access to:-

**LOUNGE** 16' 00" x 11' 02" (4.88m x 3.4m) A most pleasant room with dual aspect front and rear. Fireplace (Presently closed off ) Radiator

**CONSERVATORY** 11' 03" x 9' 05" (3.43m x 2.87m) Aspect and access to rear garden.

**KITCHEN/DINER** 16' 00" x 10' 09" (4.88m x 3.28m) Refitted with a timber effect fronted wall and base unit incorporating recently replaced fitted oven and hob. Extractor to cooking area, fitted fridge freezer. Work surfaces with tiled surrounds. Tiled floor. Radiator.

**GARDEN LOBBY** Door to outside.

**CLOAKROOM** Wash hand basin, low flush w.c.

**FIRST FLOOR** Hatch to loft. separate access to:-

**BEDROOM ONE** 10' 08" x 10' 00" (3.25m x 3.05m) Built in cupboard. radiator.

**BEDROOM 2** 11' 05" x 8' 02" (3.48m x 2.49m)

**BEDROOM 3** 8' 04" x 7' 09" (2.54m x 2.36m) Radiator, aspect to rear.

**BATHROOM** White suite comprising, panel enclosed bath, wash hand basin / vanity unit. Low flush w.c. Radiator. Tiled surrounds.

**OUTSIDE** The property enjoys generous gardens as well as off street parking. The garden to the rear is laid mainly to lawn and has rear pedestrian access. Garden store with power connected.

