



KI Keith Ian

Musley Hill, Ware, SG12 7NL
£535,000

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Located just a short walk from Ware's lovely town centre and mainline station, Keith Ian are delighted to offer this extended three bedroom semi detached family home. In immaculate condition throughout, this well proportioned house offers living room, family room, kitchen/diner and shower room to the ground floor. The first floor comprises a large double bedroom to the front, further double bedroom and single bedroom plus a family bathroom with roll top bath. Externally the bright West facing garden offers a lawn area, patio, gated side access to front and a single detached GARAGE. There is still scope for extension subject to planning permissions.





Entrance Porch

Living Room

13' x 11'9

Window to front, feature fire place with log burner, 'Amtico' parquet flooring, opening to:

Family Room

16'1 x 9'9

Window to side, stairs rising to first floor, 'Amtico' parquet flooring, double doors to:

Kitchen/Diner

16'1 x 8'8

With a range of wall and base units, granite worktops over, integrated double oven with hob plus further integrated appliances, bi-fold doors onto garden, window to side aspect, 'Amtico' parquet flooring and opening to:

Inner Lobby

Door to garden, storage cupboard, door to:

Shower Room

Window to rear aspect, shower cubicle, pedestal wash hand basin and low flush wc.

First Floor Landing

Doors to all bedrooms, bathroom and loft access plus storage cupboard.

Bedroom One

13' x 11'9

Window to front aspect, feature fireplace, fitted carpet.

Bedroom Two

9'10 x 9'1

Window to side aspect, fitted carpet.

Bedroom Three

8'7 x 8'6

Window to side aspect, fitted carpet.



Family Bathroom

Three piece white bathroom suite comprising pedestal wash hand basin, low flush WC and roll top bath with mixer taps.

Rear Garden

West facing rear garden mainly laid to lawn with gated side access from the front, paved area for seating and access into the single detached garage.

Garage

Single detached garage with electric roller door and door to garden for pedestrian access.

Council Tax Band D

An annual payment of £2009.34 from the first of April 2021

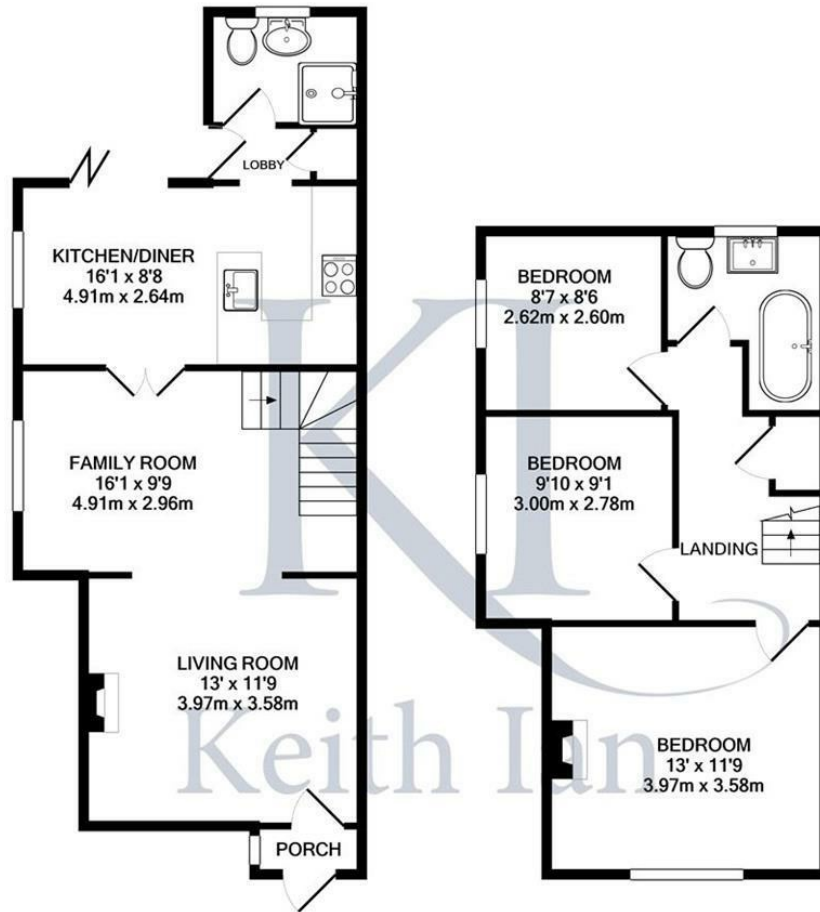








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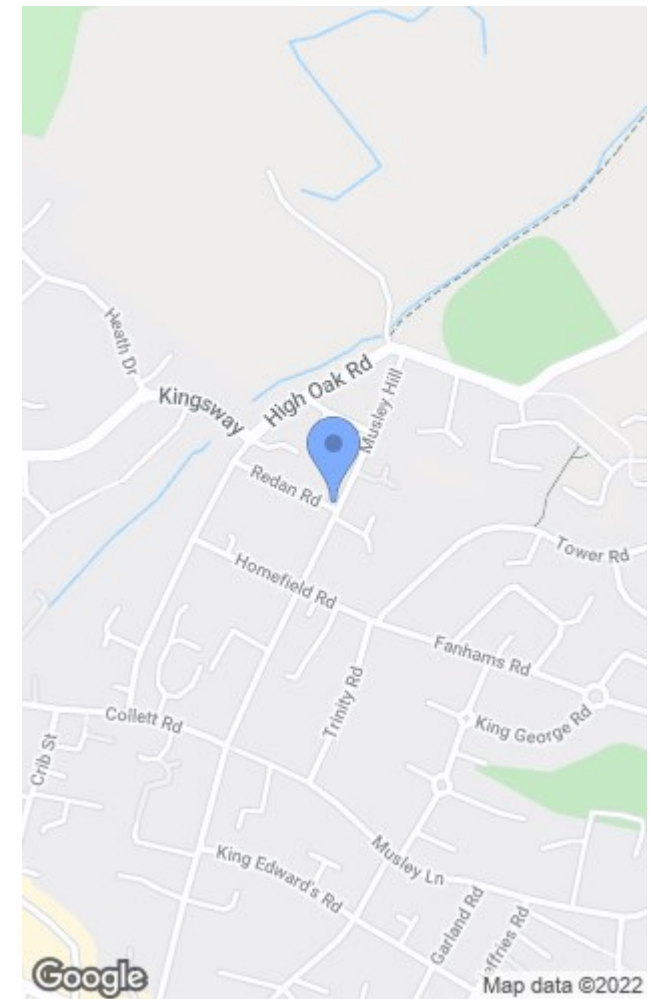
GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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