



Furlong Way, Gt. Amwell, SG12 9TE |  
£775,000 | Freehold

## Furlong Way, Gt. Amwell, SG12 9TE

Located on this highly regarded development in Great Amwell, this beautifully presented and spacious detached four-bedroom property offers exceptional accommodation and is perfect for families. Situated on a large corner plot, the property boasts large front and rear gardens, a driveway, and a double garage. Internally, the property comprises three reception rooms, including a sitting room, a fitted kitchen which is located adjacent to the dining room, a ground floor cloakroom, an ensuite to the main bedroom, and a family bathroom. The property is conveniently located close to the market towns of Hertford and Ware, both of which offer desirable schools, shopping, and leisure facilities. Additionally, mainline railway stations are available at the nearby village of St Margaret's and Ware, providing regular commuter services to London's Liverpool Street.

### Key features

- Detached property on a large corner plot
- Three reception rooms
- Double garage
- Easy access to mainline railway stations
- Four bedrooms
- Ensuite to main bedroom
- Close to market towns of Hertford and Ware
- Convenient access to London and the M25

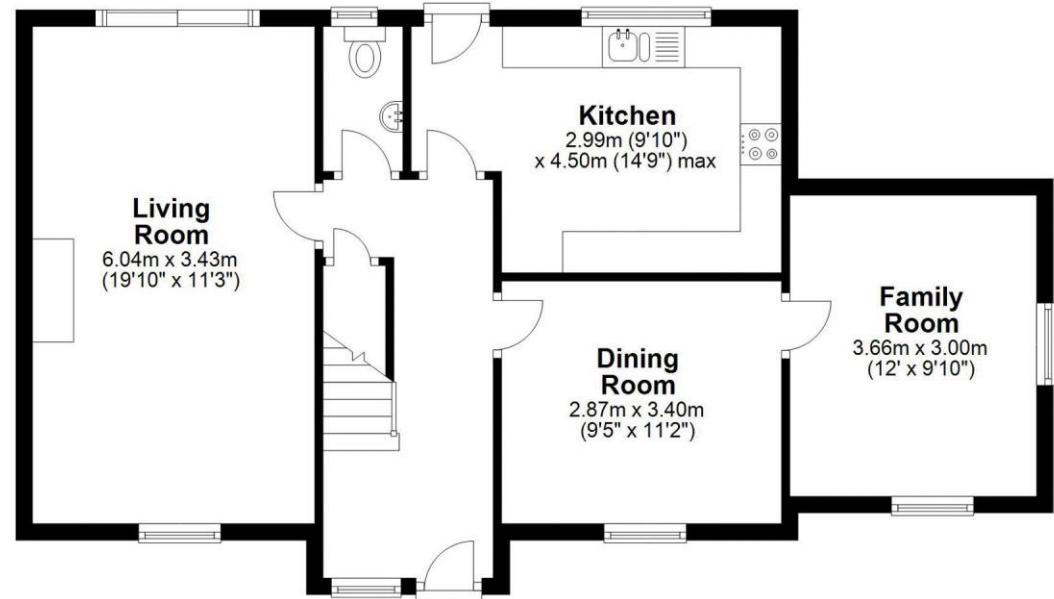






### Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



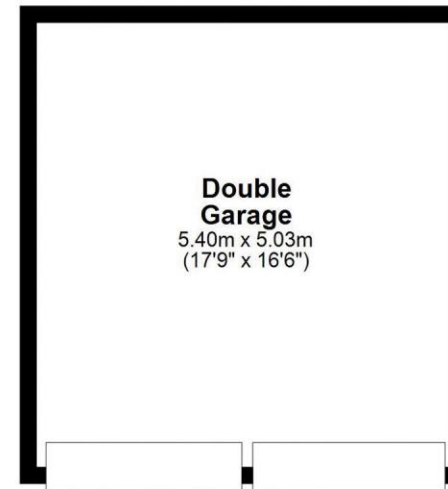
### First Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



### Outbuilding

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 152.0 sq. metres (1635.9 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)





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET



01992 466471



[hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)



[www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



**paulwallace**  
estate agents

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.