



Elliot Heath
ESTATE AGENTS

31 Furlong Way, Great Amwell
Guide Price **£825,000**

31 Furlong Way

Great Amwell, Ware

4 bed detached home in popular Great Amwell. 3 receptions, fitted kitchen, ensuite & family bathroom. Large corner plot with front & rear gardens, driveway, double garage. Easy access to Hertford, Ware, St Margaret's & London. Call 01920 293333 to view.

Council Tax band: F

Tenure: Freehold

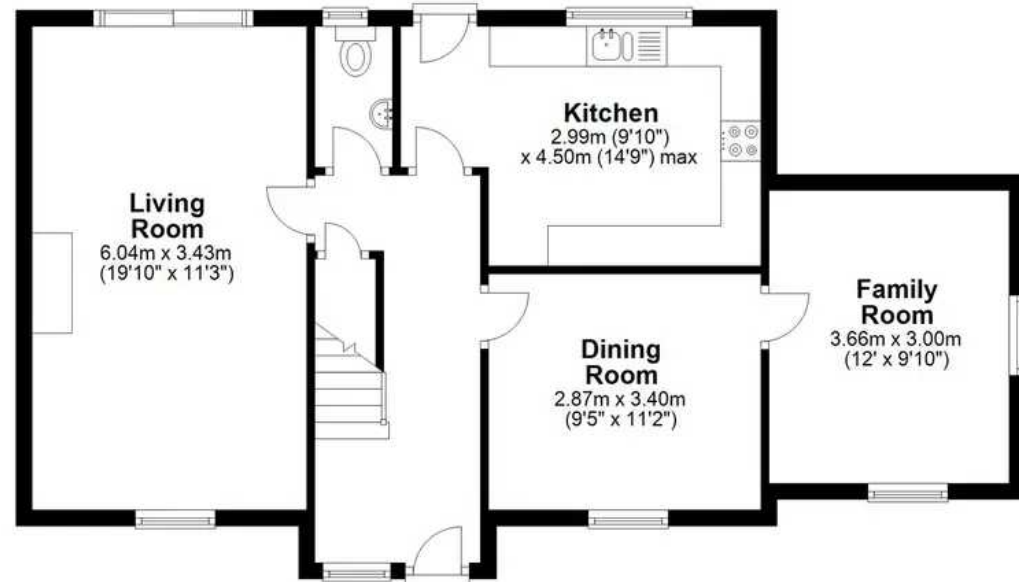
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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

Entrance Hall

With double glazed window to front aspect, radiator, stairs rising to first floor landing, under stairs storage cupboard, doors to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splash back areas, radiator.

Living Room

19' 10" x 11' 3" (6.05m x 3.43m)

Dual aspect with double glazed window to front aspect and double glazed sliding patio doors to the rear garden, two radiators, feature fireplace.

Dining Room

9' 5" x 11' 2" (2.87m x 3.40m)

With double glazed window to front aspect, radiator, door to:

Family Room

12' 0" x 9' 10" (3.66m x 3.00m)

Dual aspect with double glazed window to front and side aspect, electric panel heater.

Kitchen

9' 10" x 14' 9" (3.00m x 4.50m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, tile effect flooring.

First Floor Landing

With doors to:

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

With double glazed window to rear aspect, radiator, fitted range of bedroom furniture, door to:



En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, radiator.

Bedroom Two

9' 7" x 11' 7" (2.92m x 3.53m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

Inner Landing

With large built in storage cupboard and door to:

Bedroom Three

8' 0" x 10' 8" (2.44m x 3.25m)

With double glazed window to front aspect, radiator.

Bedroom Four

10' 0" x 6' 6" (3.05m x 1.98m)

With double glazed window to rear 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, low flush wc, tiled walls, radiator.





FRONT GARDEN

Generous front garden mainly laid to lawn with gated access to the rear garden.

REAR GARDEN

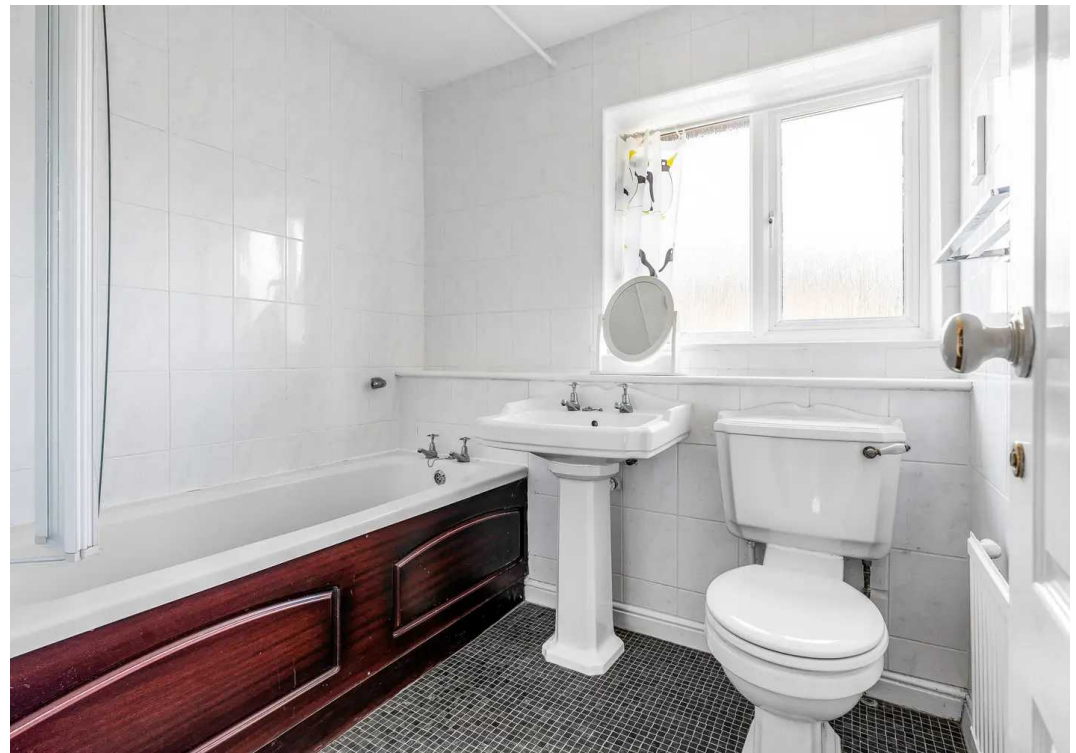
Private landscaped rear garden laid to lawn with attractively paved seating areas, gated access to the driveway.

DOUBLE GARAGE

4 Parking Spaces

The property benefits from a driveway providing off street parking for two vehicles which in turn gives access to the double garage measuring 17'9 x 16'6 (5.40 x 5.03m) and providing a further two parking spaces.







Elliot Heath Estate Agents

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