



Elliot Heath
ESTATE AGENTS

15 Gypsy Lane, Great Amwell
Guide Price **£1,400,000**

15 Gypsy Lane

Great Amwell, Ware

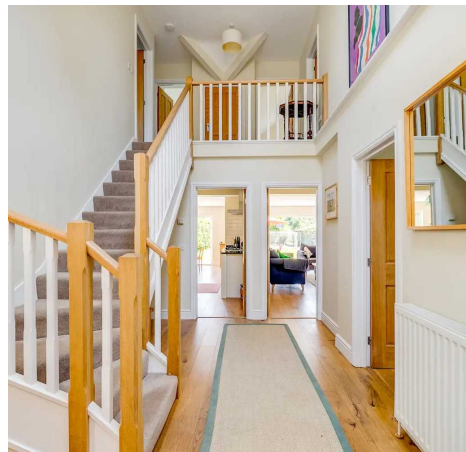
Fully refurbished 4/5 bed family home with detached annexe in sought-after Great Amwell. Open plan kitchen/dining/reception room with bi-fold doors. 4 bedrooms, 2 en-suites, dressing area, family bathroom. Generous gated frontage and rear garden. Easy access to Hertford, Ware and St Margaret's.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

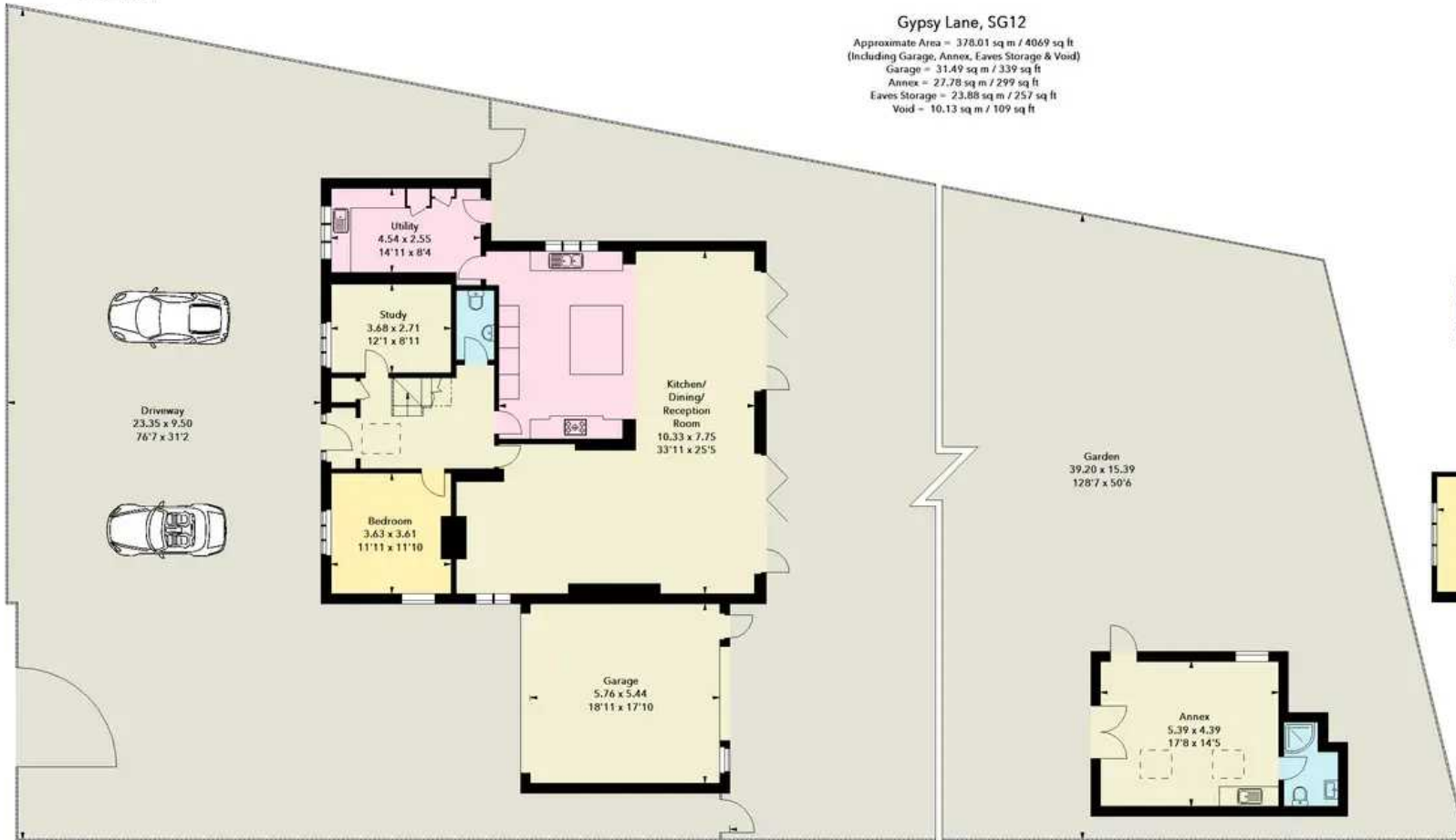
EPC Environmental Impact Rating: E



Key:
CH - Ceiling Height

Gypsy Lane, SG12

Approximate Area = 378.01 sq m / 4069 sq ft
(Including Garage, Annex, Eaves Storage & Void)
Garage = 31.49 sq m / 339 sq ft
Annex = 27.78 sq m / 299 sq ft
Eaves Storage = 23.88 sq m / 257 sq ft
Void = 10.13 sq m / 109 sq ft



Ground Floor

Approx. 177.25 sq m / 1908 sq ft



First Floor

Approx. 172.98 sq m / 1862 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale,
© Orange Tree Photography

Entrance Hall

With double glazed windows to front aspect, double height ceiling with skylight window, wood flooring, built in storage cupboard, radiator, stairs rising to first floor landing, doors to:

Kitchen/Dining/Reception Room

33' 11" x 25' 5" (10.34m x 7.75m)

Dining/Reception Room

With double glazed bi fold doors opening on to the rear garden and double glazed window to side aspect, wood flooring, fireplace with wood burning stove, three radiators, open to;

Kitchen

Comprehensively fitted with a range of wall and base storage units with granite work surfaces over, fully integrated appliances, tiled splash back areas, breakfast bar, wood flooring, door to the entrance hall and door to:

Utility

14' 11" x 8' 4" (4.55m x 2.54m)

With double glazed window to front aspect and door giving access to the rear garden. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, wood flooring, radiator.

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring.

Study

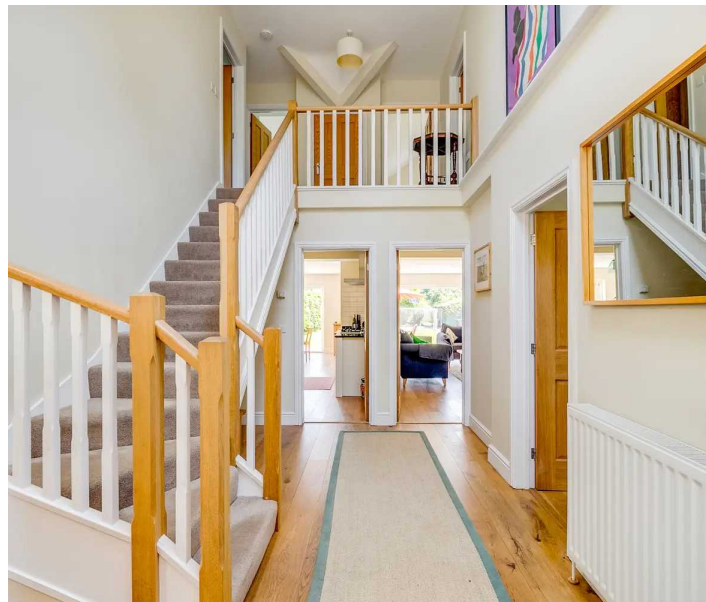
12' 1" x 8' 11" (3.68m x 2.72m)

With double glazed window to front aspect, radiator, wood flooring.

Bedroom Five/Snug

11' 11" x 11' 10" (3.63m x 3.61m)

With double glazed windows to front and side aspect, radiator, wood flooring, fireplace with wood burning stove.



Galleried First Floor Landing

Built in airing cupboard housing the pressurised hot water cylinder, radiator, doors to:

Bedroom One

18' 11" x 15' 3" (5.77m x 4.65m)

With double glazed double doors onto a Juliet balcony, two radiators, doors to en suite and door to:

Dressing Area

15' 8" x 11' 4" (4.78m x 3.45m)

Dual aspect with Velux windows to front and rear, wood flooring, access to eaves storage, fitted shelving and hanging space.

En Suite Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath, separate walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, electric underfloor heating, chrome heated towel rail.

Bedroom Two

21' 1" x 11' 7" (6.43m x 3.53m)

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

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising fully tiled walk in shower cubicle, vanity unit with inset was hand basin, dual flus wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Three

15' 3" x 14' 8" (4.65m x 4.47m)

With double glazed doors onto the Juliet Balcony, two radiators.

Bedroom Four

17' 7" x 12' 5" (5.36m x 3.78m)

With double glazed window to front aspect, radiator.





Family Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath, separate fully tiled walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, electric underfloor heating, chrome heated towel rail.

Detached Annexe

17' 8" x 14' 5" (5.38m x 4.39m)

With double glazed window and double glazed double doors opening on to a seating area together with two skylight windows. With kitchen area and en suite shower room, currently being used as a den but would make an ideal home office/studio if required.

Rear Garden

128' 7" x 50' 6" (39.19m x 15.39m)

The rear garden is of a good size and bordered by mature hedges, predominantly laid to lawn with patio seating area and access to the detached annexe. Gated access to the front.

GARAGE

5 Parking Spaces

To the front the property benefits from an extremely generous gated frontage providing parking for numerous vehicles which in turn gives access to the double garage, with electric door to front aspect together with personnel door and electric door to rear aspect, light and power connected, sink area with hot and cold water and radiator. Measuring approx. 18' 11" x 17' 10" (5.76m x 5.43m).







Elliot Heath Estate Agents

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