



**Elliot Heath**  
ESTATE AGENTS

**27 Furlong Way, Great Amwell**  
Guide Price **£850,000**

# 27 Furlong Way

Great Amwell, Ware

Extended 4-bed detached in sought-after Great Amwell Parish. Impressive kitchen/dining room, reception room, playroom, utility, downstairs WC, en suite & dressing room. Well-kept gardens, driveway, garage. Close to Hertford & Ware with good road & rail links to London. Call 01920 293333.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Furlong Way, SG12

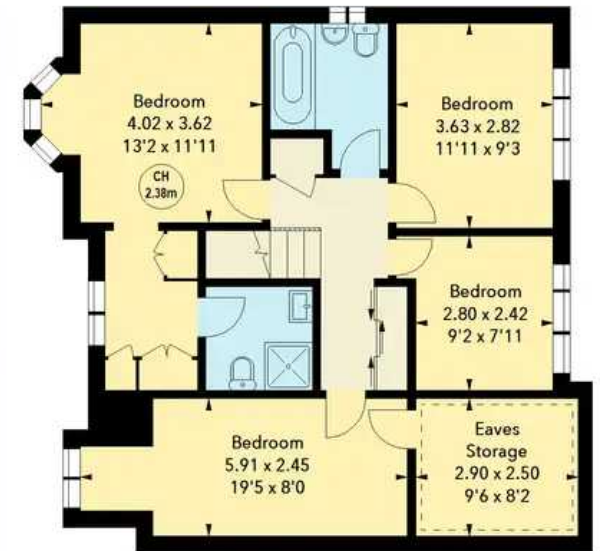
Approximate Area = 176.79 sq m / 1903 sq ft  
(Including Garage & Eaves Storage)  
Garage Area = 9.48 sq m / 102 sq ft  
Eaves Storage Area = 7.06 sq m / 76 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

Approx. 100.70 sq m / 1084 sq ft



## First Floor

Approx. 76.09 sq m / 819 sq ft

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

### **Porch**

With double glazed windows to front aspect and door to:

### **Entrance Hall**

With stairs rising to first floor landing, wood flooring, radiator, built in storage cupboard, doors to;

### **Downstairs WC**

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising wash hand basin, wc, radiator.

### **Reception Room**

17' 10" x 11' 8" (5.43m x 3.55m)

With box bay window to front aspect, radiator, feature fireplace with wood burning stove, wood flooring, sliding doors to:

### **Kitchen/Dining Room**

21' 4" x 19' 6" (6.50m x 5.94m)

With sliding doors to rear aspect on to the rear garden together with skylight windows. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, breakfast bar, three vertical radiators, wood flooring, door to:

### **Utility**

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator.

### **Play Room**

11' 7" x 8' 0" (3.53m x 2.44m)

Dual aspect with double glazed windows to rear and side aspect, wood flooring, radiator.

### **First Floor Landing**

With two built in storage cupboards and doors to:



**Bedroom One**

13' 2" x 11' 11" (4.01m x 3.63m)

With double glazed bay window to front aspect, built in window seat with storage below, radiator, open to:

**Dressing Area**

With double glazed window to front aspect. Fully fitted with a range of wardrobe cupboards, door to:

**En Suite**

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, heated towel rail, fully tiled.

**Bedroom Two**

19' 5" x 8' 0" (5.91m x 2.44m)

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

**Eaves Storage**

9' 6" x 8' 2" (2.89m x 2.49m)

**Bedroom Three**

11' 11" x 9' 3" (3.63m x 2.82m)

With double glazed window to rear aspect, radiator.

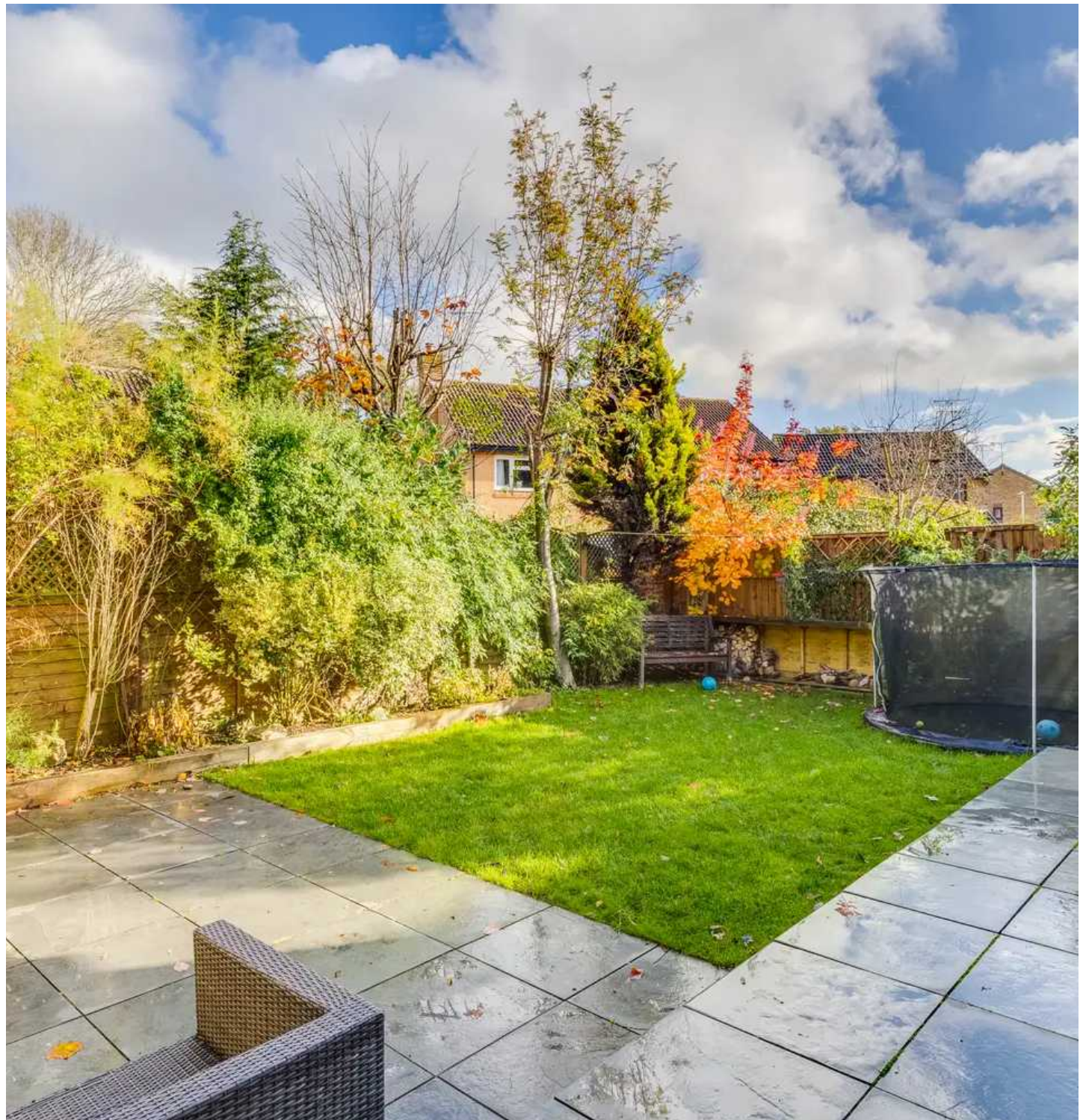
**Bedroom Four**

9' 2" x 7' 11" (2.79m x 2.41m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, heated towel rail, fully tiled.





## REAR GARDEN

The private rear garden is mainly laid to lawn with patio seating area and plant and shrub borders. Gated access to the front.

## GARAGE

Double Garage

To the front the property benefits from a driveway providing off street parking together with an integral garage.







## Elliot Heath Estate Agents

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