



Elliot Heath
ESTATE AGENTS

8a Gypsy Lane, Great Amwell
Guide Price £1,200,000

8a Gypsy Lane

Great Amwell, Ware

Stunning 4/5-bed new build in Great Amwell. Versatile layout includes spacious kitchen/reception, potential annexe, 4 reception rooms, 3 en-suites. Ideal for home office or extended family. Close to Ware & Stanstead Abbots amenities. Catchment for Presdales & Richard Hale schools.

Tenure: Freehold



Gypsy Lane, SG12

Approximate Area = 253.99 sq m / 2734 sq ft



Ground Floor

Approx. 165.27 sq m / 1779 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 88.72 sq m / 955 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Entrance Hall

With double glazed full height windows to front and side aspect, wood effect flooring, built in storage cupboards, stairs to first floor landing, doors to:

Kitchen/Reception Room

29' 6" x 21' 3" (8.98m x 6.47m)

Stunning room with bi fold doors, double glazed window and skylight windows, wood effect flooring, fully integrated kitchen, open to:

Utility

Fitted with a range of storage cupboards, door to:

Utility Room

With door to outside, fitted with a range of storage units, appliance space.

Reception Room

17' 6" x 12' 4" (5.33m x 3.76m)

Dual aspect with double glazed windows to front and side aspect.

Bedroom Four

14' 0" x 11' 6" (4.26m x 3.50m)

With double glazed window to side aspect.

En Suite Shower Room

Fitted with a suite comprising shower cubicle, wash hand basin, wc.

Lounge

13' 9" x 9' 5" (4.19m x 2.87m)

With double glazed window to side aspect.

Study

8' 5" x 8' 8" (2.56m x 2.64m)

With double glazed window to rear aspect.



Downstairs WC

With double glazed window to side aspect. Fitted with a suite comprising wc and wash hand basin.

First Floor Landing

Fitted with a range of fitted cupboards to one wall, doors to:

Bedroom One

17' 11" x 13' 11" (5.46m x 4.24m)

Dual aspect with double glazed windows to front and side aspect, door to:

En Suite Bathroom

Fitted with a suite comprising bath, separate shower cubicle, wc, double wash hand unit.

Bedroom Two

17' 9" x 11' 3" (5.41m x 3.43m)

With double glazed window to rear aspect, door to:

En Suite

Fitted with a suite comprising shower cubicle, wash hand basin, wc.

Bedroom Three

11' 11" x 9' 9" (3.63m x 2.97m)

With double glazed window to side aspect, door to:

En Suite

Fitted with a suite comprising shower cubicle, wash hand basin, wc.





GARDEN

Garden which is mainly laid to lawn with large patio seating area.

DRIVEWAY

4 Parking Spaces

To the front the property benefits from a generous driveway providing parking for numerous cars.







Elliot Heath Estate Agents

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