



**Elliot Heath**  
ESTATE AGENTS

**8a Gypsy Lane, Great Amwell**  
Guide Price **£1,150,000**



# 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.

Council Tax band: TBD

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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