

# Elliot Heath

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 Abbotts
amenities. Catchment for Presdales & Richard Hale
schools.

Council Tax band: TBD

Tenure: Freehold













Approx. 165.27 sq m / 1779 sq ft

#### **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.

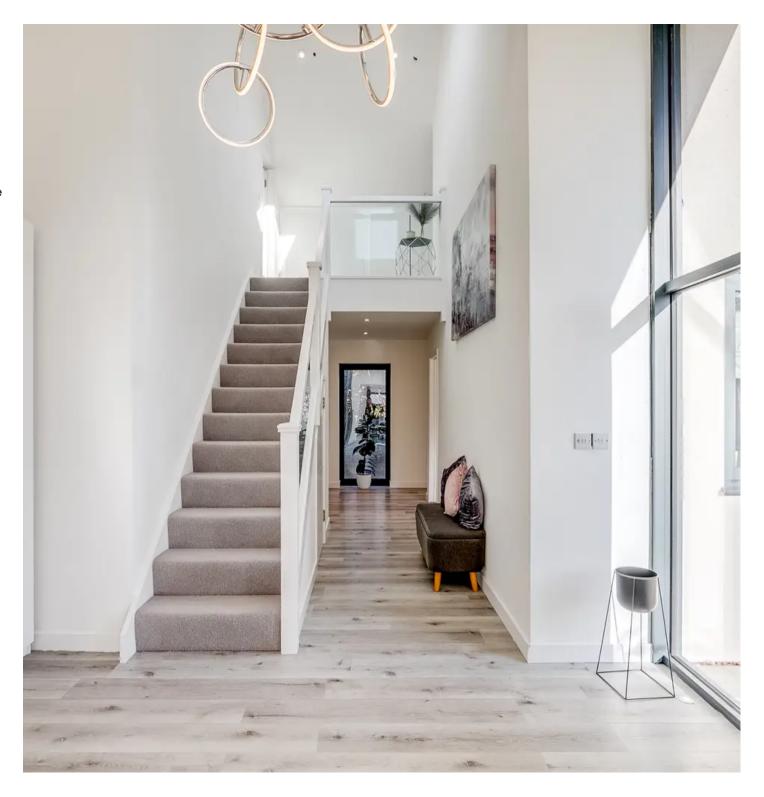
#### **Bedroom Three**

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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