



Elliot Heath
ESTATE AGENTS

56 Pepper Hill, Great Amwell
Guide Price **£1,375,000**

56 Pepper Hill

Great Amwell, Ware

Attractive 4-bed family home in Great Amwell parish with garage/outbuilding ideal for conversion. Versatile accommodation, spacious gardens, gated forecourt. Near Hertford and Ware amenities, rail links to London. Call 01920 293333 to view.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Pepper Hill,
Great Amwell, SG12

Approximate Area = 362.59 sq m / 3903 sq ft
(Including Garage Building & Outbuilding)
Garage Building = 113.06 sq m / 1217 sq ft
Outbuilding = 4.74 sq m / 51 sq ft

Key :
CH - Ceiling Height

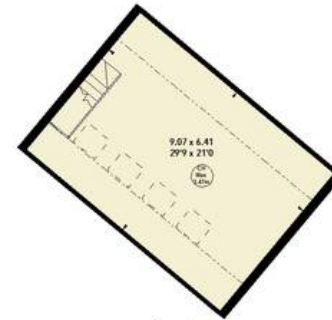


 Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Entrance Hall

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

Reception Room

26' 10" x 15' 1" (8.17m x 4.61m)

Triple aspect with double glazed bay window to front aspect, two double glazed windows to side aspect and double glazed double doors opening onto the rear garden, three radiators, coving to ceiling.

Dining Room

15' 1" x 12' 9" (4.60m x 3.88m)

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

Kitchen/Breakfast Room

24' 7" x 12' 2" (7.50m x 3.72m)

Dual aspect with double glazed window to front aspect and double glazed window and double doors to the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, space for American style fridge/freezer, island unit/breakfast bar, coving to ceiling, wood effect flooring, radiator, double doors to:

Games Room

22' 4" x 15' 6" (6.81m x 4.73m)

Triple aspect with double glazed windows and double doors onto the rear garden, two radiators, coving to ceiling, wood effect flooring.

Utility Room

9' 9" x 7' 4" (2.97m x 2.24m)

Currently fitted out as a hairdressing salon. Large understairs storage cupboard, radiator.

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator.



First Floor Landing

With double glazed window to rear aspect, radiator, large built in storage cupboard, doors to:

Bedroom One

14' 6" x 13' 1" (4.42m x 3.98m)

With double glazed box bay window to rear aspect, radiator, wood effect flooring, fitted wardrobe cupboards to one wall with matching dressing table unit, door to:

En Suite Shower Room

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

Bedroom Two

18' 6" x 13' 7" (5.65m x 4.14m)

With double glazed window to front aspect, radiator, fitted with a range of wardrobe cupboards to one wall.

Bedroom Three

17' 8" x 8' 11" (5.38m x 2.73m)

With double glazed window to front aspect, radiator, wood effect flooring, fitted wardrobe cupboards to one wall with mirrored sliding doors and incorporating a wash hand basin.

Bedroom Four

10' 9" x 10' 6" (3.28m x 3.19m)

With double glazed window to front aspect, radiator, wood effect flooring, built in wardrobe cupboard.





GARDEN

The property benefits from large corner plot gardens that wrap around the property with mature plant, shrub and tree borders. There are two generous patio seating areas and an outbuilding measuring approximately 2.54 x 1.84 (8'4 x 6'0).

GARAGE

8 Parking Spaces

There is a large forecourt to the front secured by electronic gated access providing parking for numerous vehicles and access to the detached garage. The detached garage measures approximately 9.04 x 6.08 (29'8 x 19'11) with electric door to front aspect and double glazed windows and personnel door to side aspect, stairs rising to the mezzanine floor measuring approximately 9.07 x 6.41 (29'9 x 21'0) with three Velux windows, power and light connected.







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