



Elliot Heath
ESTATE AGENTS

17 Gypsy Lane, Great Amwell
Guide Price **£950,000**

17 Gypsy Lane

Great Amwell, Ware

Rarely available 3-bed detached chalet bungalow in prime residential location. Large plot with potential for alteration/enlargement, 3 reception rooms, double garage, driveway, 200ft rear garden. Council Tax band: F

Tenure: Freehold

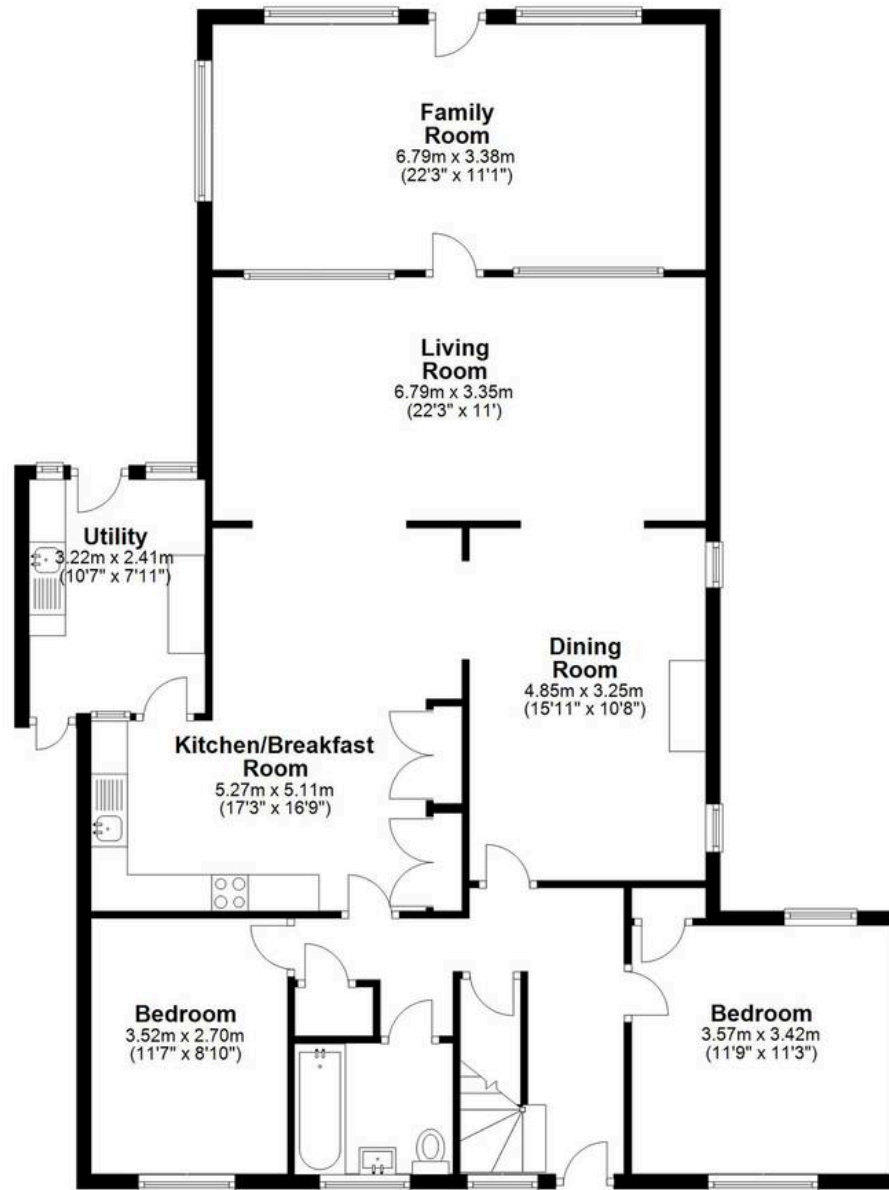
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



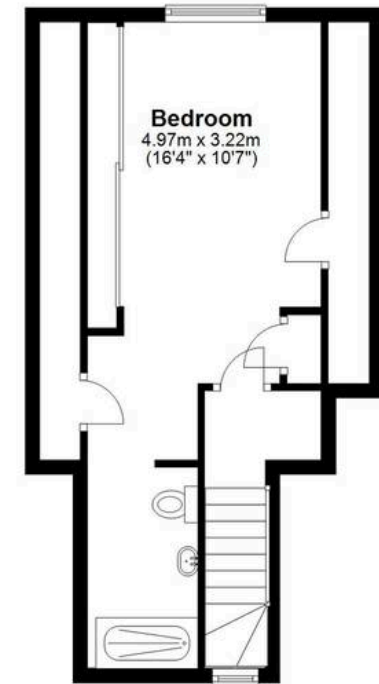
Ground Floor

Approx. 134.7 sq. metres (1450.3 sq. feet)



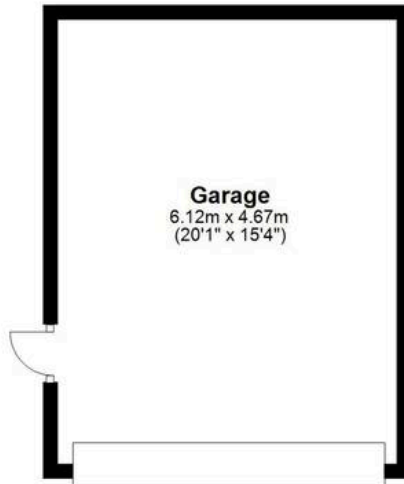
First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Outbuilding

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 197.1 sq. metres (2121.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Porch

With entrance door to:

Entrance Hall

With stairs rising to first floor landing, two built in storage cupboards, radiator, doors to:

Bedroom Two

11' 9" x 11' 3" (3.57m x 3.42m)

Dual aspect with double glazed windows to front and rear aspect, built in wardrobe cupboards, radiator.

Bedroom Three

11' 7" x 8' 10" (3.52m x 2.70m)

With double glazed window to front aspect, radiator.

Bathroom

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

Kitchen/Breakfast Room

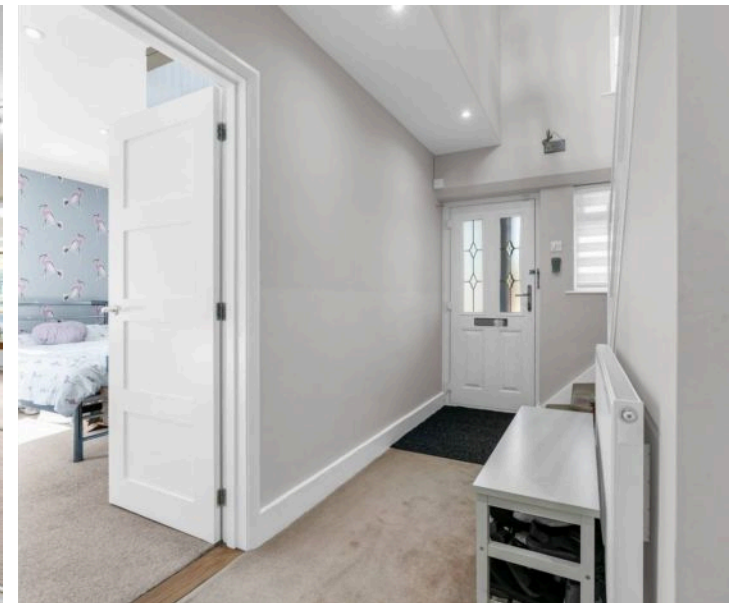
17' 3" x 16' 9" (5.27m x 5.11m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, tiled flooring, radiator, open to dining room and living room and door to:

Utility

10' 7" x 7' 11" (3.22m x 2.41m)

With two doors giving access to outside and double glazed windows to rear and side aspect. 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.



Dining Room

15' 11" x 10' 8" (4.85m x 3.25m)

With two double glazed windows to side aspect, radiator, feature fireplace, open to:

Living Room

22' 3" x 11' 0" (6.79m x 3.35m)

With feature fireplace, two radiators, double glazed windows and door to:

Family Room

22' 3" x 11' 1" (6.79m x 3.38m)

Of brick and glazed construction with door giving access to the rear garden, radiator.

First Floor Landing

With double glazed window to front aspect, door to:

Bedroom One

16' 4" x 10' 7" (4.97m x 3.22m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors, built in storage cupboard, access to eaves storage, open to:

En Suite Shower Room

Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





GARDEN

The rear garden extends to approximately 200ft in length and is predominately laid to lawn with mature plant and shrub borders and patio seating area.

DRIVEWAY

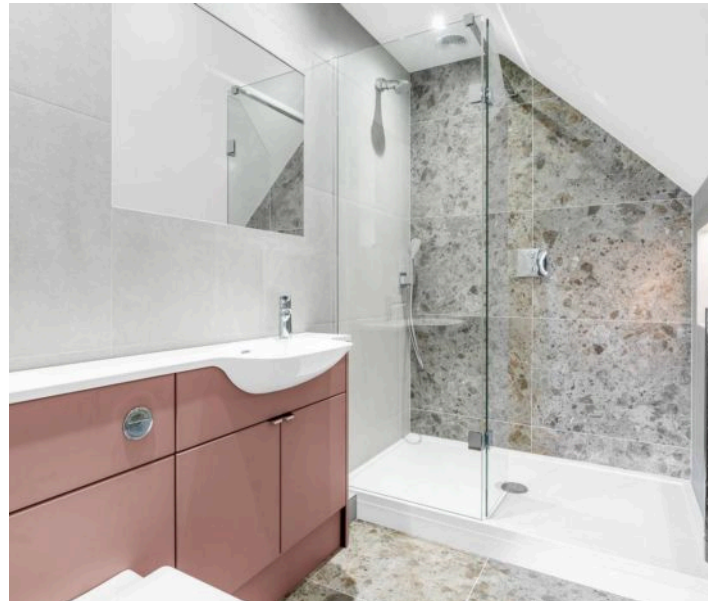
6 Parking Spaces

The property has an extremely generous frontage offering parking for numerous vehicles with mature shrub.

GARAGE

Double Garage

Detached double garage at the rear of the property measuring approximately 6.12 x 4.67 (20'1 x 15'4)







Elliot Heath Estate Agents

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