



Elliot Heath
ESTATE AGENTS

12 Furlong Way, Great Amwell
Guide Price **£850,000**

12 Furlong Way

Great Amwell, Ware

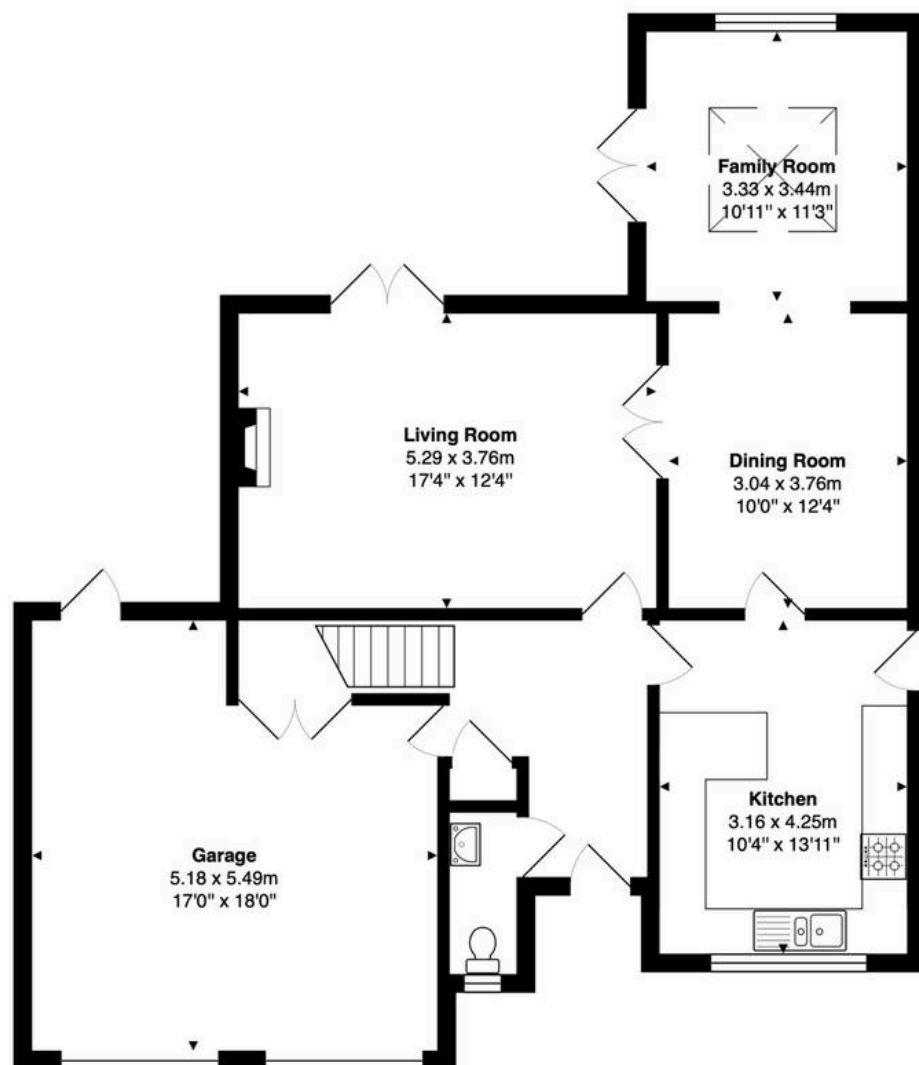
Stunning 4 bed detached home in Great Amwell. Integrated kitchen, three reception rooms. Main bed with dressing area & en suite. Driveway, double garage, mature gardens. Excellent road & rail links. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 97.9 m² ... 1054 ft²



First Floor
Area: 66.9 m² ... 721 ft²

Total Area: 164.8 m² ... 1774 ft²

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 Hall

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

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with wash hand basin, heated towel rail, tiled splash back areas, tiled flooring.

Kitchen

10' 4" x 13' 11" (3.16m x 4.25m)

With double glazed window to front aspect and door giving access to outside. 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, tiled splashback areas, integrated appliances, breakfast bar, tiled flooring, radiator, door to:

Dining Room

10' 0" x 12' 4" (3.04m x 3.76m)

With wood flooring, coved ceiling, double doors to the living room and open to:

Family Room

10' 11" x 11' 3" (3.33m x 3.44m)

With double glazed windows and doors to the garden, atrium roof, tiled flooring with underfloor heating, air conditioning unit, fitted blinds.

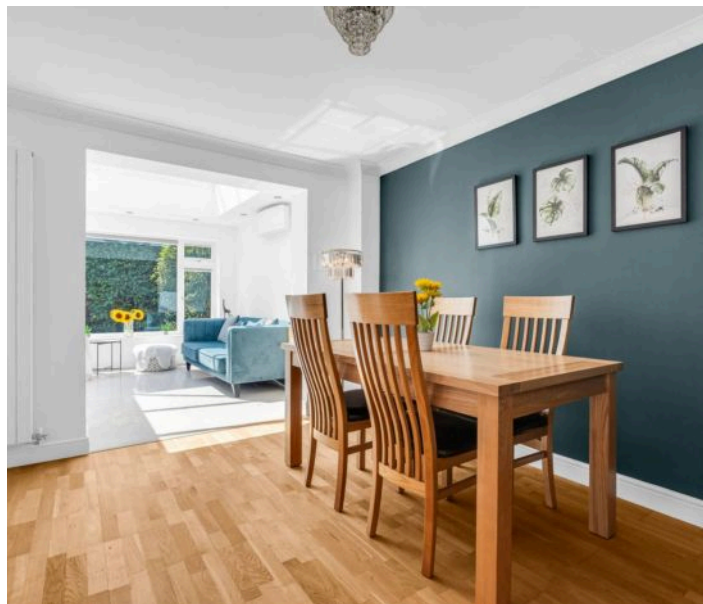
Living Room

17' 4" x 12' 4" (5.29m x 3.76m)

With double glazed double doors to the garden, wood flooring, feature fireplace, radiator.

First Floor Landing

With double glazed window to side aspect, access to loft space, airing cupboard, doors to:



Bedroom One

10' 5" x 11' 8" (3.17m x 3.56m)

With double glazed window to front aspect with fitted shutters, radiator, open to:

Dressing Area

With a range of fitted bedroom furniture and door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with wash hand basin, dual flush wc, fully tiled, wood effect flooring, heated towel rail.

Bedroom Two

11' 11" x 9' 6" (3.62m x 2.90m)

With double glazed window to rear aspect overlooking the garden with fitted shutters, radiator, range of fitted wardrobe cupboards.

Bedroom Three

8' 2" x 9' 6" (2.49m x 2.89m)

With double glazed window to rear aspect overlooking the garden with fitted shutters, radiator.

Bedroom Four

8' 4" x 7' 6" (2.55m x 2.28m)

With double glazed window to front aspect with fitted shutters, radiator.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, dual flush wc, vanity unit with inset wash hand basin, heated towel rail, tiled splashback areas, wood effect flooring.





FRONT GARDEN

Attractively planted front garden with access to the rear garden.

REAR GARDEN

Heavily stocked south westerly aspect rear garden with paved and shingle seating areas, ornamental pond and timber garden shed.

DRIVEWAY

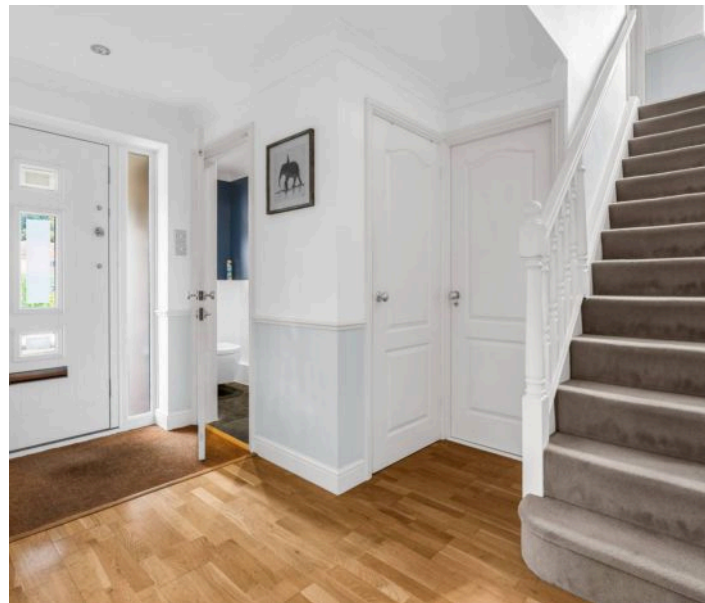
2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.

DOUBLE GARAGE

2 Parking Spaces

Large double garage measuring approximately 5.18 x 5.49 (17 x 18) with two electric doors to front aspect and door to the garden, power and light connected, under stair fitted storage cupboard. Housing wall mounted gas central heating boiler.







Elliot Heath Estate Agents

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