



Tylers Causeway, SG13 8QN
Newgate Street





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Kings group are DELIGHTED to bring to market this FOUR BEDROOM DETACHED CHALET BUNGALOW nestled on a staggering 1.1 ACRES for sale on a CHAIN FREE BASIS.

As you enter the property, you are greeted with an imposing Entrance Hall which then leads to the Downstairs WC and the practical Kitchen. The left hand side of the property is comprised of a great size Dining room which is well-lit from the bay window, a 40 ft long Lounge which allows access to the garden via the French doors, a good size utility room leading to the Downstairs Shower Room alongside entry to the Integrated Double Garage. The right hand side of the property is comprised of an additional Two Reception Rooms, a great size Study. Additionally on the right hand side, you are met with a large Bedroom with a dual access walk-in wardrobe and a 4 Piece Bathroom Suite.

As you enter the upper floor of the property, you are met with Bedroom One which is complimented with a large Dressing room and an Ensuite. There are also Two other great size bedrooms both naturally bright internally with its Skylight style windows. There is also an upstairs well-lit Shower room.

Within the large rear garden, you are greeted with an astonishing Swimming Pool Complex which houses a large Heated Swimming pool 7 seated Steam Room, Two separate Shower Rooms and a large Storage Room.

Surrounded by rolling fields and greenbelt land, the Newgate Street area provides a serene, semi-rural lifestyle without sacrificing convenience. You may enjoy access to scenic walking trails, nature reserves, and local equestrian facilities, making it perfect for outdoor enthusiasts. Despite its tranquil setting, the village is just a short drive from the historic market town of Hertford, which offers a fantastic selection of shops, restaurants, cafes, and well-regarded schools.

£1,300,000



- **FOUR BEDROOM DETACHED CHALET BUNGALOW**

- **SITUATED ON 1.1 ACRES OF LAND**

- **INDOOR POOL COMPLEX WITH A STEAM ROOM**

- **SITUATED A SHORT DRIVE AWAY FROM THE VILLAGES OF BROOKMANS PARK AND CUFFLEY**

- **WITHIN CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**

Entrance Hall 23'4 x 15'9 (7.11m x 4.80m)

Double glazed windows at front aspect, Stairs leading to first floor landing,

Dining Room 12'5 x 14'4 (3.78m x 4.37m)

Double glazed bay window at front aspect

Lounge 43'1 x 17'1 (13.13m x 5.21m)

Double glazed windows at front and rear aspect, Double glazed French door leading to garden

Utility Room 9'1 x 14'4 (2.77m x 4.37m)

Double glazed window at rear aspect, Sink with drainer unit, Space for washing machine, Space for dryer

Garage 22'11 x 17'9 (6.99m x 5.41m)

Downstairs Shower Room 9'1 x 3'1 (2.77m x 0.94m)

Double glazed opaque window at side aspect, Shower cubicle, Pedestal wash basin, Low level WC

Kitchen 11'4 x 18'0 (3.45m x 5.49m)

Double glazed windows at rear aspect, Sink with drainer, Integrated oven, Electric hob with hood style extractor fan, Space for fridge freezer, Plumbing for dishwasher

Downstairs WC 6'8 x 4'5 (2.03m x 1.35m)

Double glazed opaque window at rear aspect, Pedestal wash basin, Low level WC

Hallway 11'4 x 13'0 (3.45m x 3.96m)

Reception Room 12'7 x 13'11 (3.84m x 4.24m)

Double glazed bay window at front aspect

Study 8'4 x 15'11 (2.54m x 4.85m)

Double glazed window at front aspect

Reception Room 8'10 x 12'8 (2.69m x 3.86m)

Double glazed window at side aspect

Downstairs Bathroom 7'11 x 9'4 (2.41m x 2.84m)

Double glazed opaque window at side aspect, Panel enclosed bath, Separate shower cubicle, Double vanity unit wash basins, Low level WC

Bedroom Four 11'11 x 15'11 (3.63m x 4.85m)

Double glazed window at rear aspect

Wardrobe 4'11 x 11'0 (1.50m x 3.35m)

Accessed via bedroom and also the hallway

First Floor Landing

- **CHAIN FREE ATTRACTIVE CHARACTER PROPERTY WITH COUNTRYSIDE VIEWS**

- **4 RECEPTION ROOMS AND 4 BATHROOMS**

- **PARKING FOR 6+ CARS INCLUDING THE DOUBLE GARAGE**

- **1.86 MILES FROM BAYFORD RAILWAY STATION AND 2.26 MILES FROM CUFFLEY RAILWAY STATION**

- **TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL**

Bedroom One 15'6 x 14'6 (4.72m x 4.42m)

Dual aspect double glazed skylights to front and side aspect, Carpeted flooring, access to dressing room and En-suite

Ensuite 8'5 x 7'9 (2.57m x 2.36m)

Double glazed skylight to rear aspect, Panel enclosed bath with shower attached, Vanity unit wash basin, Low level WC

Dressing Room 8'5 x 9'5 (2.57m x 2.87m)

Double glazed skylight at rear aspect, Carpeted flooring

Bedroom Two 12'6 x 14'6 (3.81m x 4.42m)

Dual aspect double glazed skylights to front and side aspect, Carpeted flooring,

Bedroom Three 11'5 x 9'11 (3.48m x 3.02m)

Double glazed skylight at rear aspect, Carpeted flooring

Family Bathroom 7'3 x 6'2 (2.21m x 1.88m)

Double glazed skylight at rear aspect, Shower cubicle, Vanity unit wash basin, Low level WC

Swimming Pool Room 55'6 x 24'8 (16.92m x 7.52m)

Large heated swimming pool, Double glazed skylights at side aspect, Double glazed window at side and rear aspect, Double glazed French doors leading to garden

Steam Room 6'10 x 7'0 (2.08m x 2.13m)

Steam room which seats 7 occupants, Tiled flooring

Mens Shower Room 6'10 x 5'11 (2.08m x 1.80m)

Double glazed opaque window at front aspect, Shower/Wet room, Pedestal wash basin

Ladies Shower Room 6'10 x 5'11 (2.08m x 1.80m)

Double glazed opaque window at front aspect, Shower/Wet room, Pedestal wash basin

Store Room 9'11 x 9'0 (3.02m x 2.74m)

Double glazed window at rear aspect

Swimming Pool Pump Room 6'10 x 4'8 (2.08m x 1.42m)





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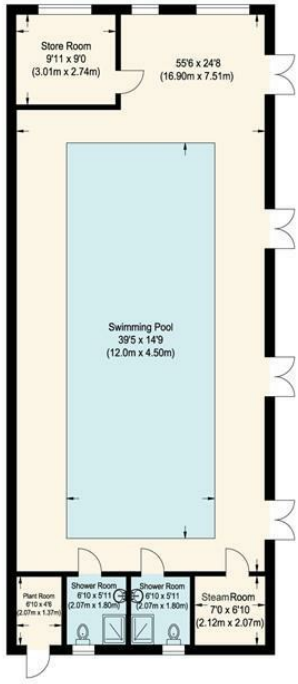
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DO NOT USE - DO NOT USE - DO NOT USE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	59	
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

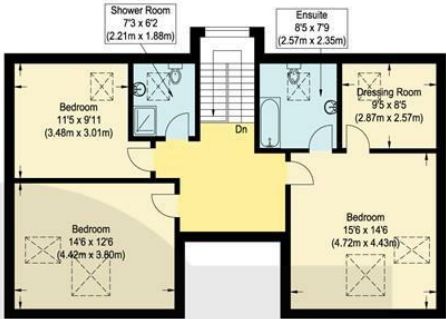
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B	59	
(81-91) B	C		
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(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Outbuilding



Ground Floor



First Floor

The Willows

Approximate Gross Internal Floor Area : 337.30 sq m / 3630.66 sq ft

(Excluding Garage & Outbuilding)

Garage Area : 37.70 sq m / 405.79 sq ft

Outbuilding Area : 144.20 sq m / 1552.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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