



**Greyslates Tylers Causeway, Newgate Street Village, Herts, SG13 8QN**  
**Offers In Excess Of £1,400,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated a short drive from the villages of Brookmans Park and Cuffley which both offer mainline rail services to London this attractive character property sits within its own gated plot extending to approximately 1/3 acre. The property offers excellent family accommodation including a luxury Principal Suite with an extensive balcony, three further

bedrooms, The ground floor offers an imposing Reception Hall, spacious Kitchen/Diner/Family room plus three further reception rooms. In addition, there is a detached double garage block, heated swimming pool and countryside views. Offered CHAIN FREE !



- CHAIN FREE ATTRACTIVE CHARACTER PROPERTY WITH COUNTRYSIDE VIEWS
- SITUATED A SHORT DRIVE AWAY FROM THE VILLAGES OF BROOKMANS PARK AND CUFFLEY
- OWN GATED PLOT EXTENDING TO ONE THIRD ACRE
- LUXURY PRINCIPLE SUITE WITH AN EXTENSIVE BALCONY
- GUEST SUITE AND TWO FURTHER BEDROOMS
- IMPOSING RECEPTION HALL
- SPACIOUS KITCHEN / DINER / FAMILY ROOM
- THREE FURTHER RECEPTION ROOMS
- DETACHED DOUBLE GARAGE BLOCK / HEATED SWIMMING POOL
- TENURE - FREEHOLD. COUNCIL TAX BAND H - WELWYN AND HATFIELD COUNCIL



## COVERED ENTRANCE PORCH

Panelled Entrance door opens into:

## RECEPTION HALL

17'6 x 16'10 (5.33m x 5.13m)

Bay window to front, concealed radiator, wood flooring, feature fireplace with glazed enclosed gas effect fire, understairs storage cupboard, deep decorative cornice and corbels, turn flight staircase to first floor. Three pairs or double width doors lead to the Lounge, Dining Room and Study respectively.

## GROUND FLOOR CLOAKROOM

5'5 x 5' (1.65m x 1.52m)

Suite comprising stone washbasin with mixer tap and drawer below, concealed cistern w.c., tiled floor and splashback, single radiator, decorative cornice, LED ceiling spotlights, frosted window to rear.

## KITCHEN/DINER/FAMILY ROOM

24'5 x 22'9 (7.44m x 6.93m)

Range of wall and base units featuring cupboards and drawers, quartz worktops, upstand and splashback, inset double Butler sink and further hand washing sink in breakfast and island unit, integrated dishwasher, Siemen's American style fridge/freezer, Rangemaster Professional Range style gas 5 ring hob and electric ovens, wood effect tiled floor,. Triple aspect with double glazed windows to sides providing a mixture of countryside and garden views, double glazed double width casement doors to the gardens, ceiling dome, LED spotlights, underfloor heating.

## UTILITY ROOM

6'9 x 6'8 (2.06m x 2.03m)

Range of wall and base units featuring cupboards, quartz worktops with inset Butler sink and quartz upstands, double glazed window to side with countryside views, space for washing machine and tumble dryer, concealed Vaillant gas central heating boiler, LED ceiling spotlights, continuation of wood effect flooring from kitchen.

## DINING ROOM

17'8 x 11'1 (5.38m x 3.38m)

Bow window to front, double radiator, feature fireplace with electric fire, decorative cornice, LED ceiling spotlights, open archway leading to the Kitchen/Diner/Family room.

## LINEN ROOM

12 x 11 (3.66m x 3.35m)

Double glazed sash window to front, feature fireplace, timber panelled wall feature, double radiator, decorative cornice, LED ceiling spotlights.

## LOUNGE

21'7 x 17'2 (6.58m x 5.23m)

A triple aspect room with double glazed windows to front, double glazed bow window to side, double glazed windows and double width patio doors to rear garden, wood flooring, feature fireplace with wood burner, granite surround and hearth, three concealed radiators, wall mounted video entry phone system for the front gates ,decorative cornice, LED ceiling spotlights.

## STUDY

11'3 x 10'9 (3.43m x 3.28m)

Continuation of wood flooring from the Reception Hall. Dual aspect with window to side and double glazed multi-paned double width casement doors to rear, built-in cupboard, decorative cornice, LED ceiling spotlights.





### FIRST FLOOR LANDING

Approached via a turn flight staircase from the Reception Hall, LED illuminated step lights, double radiator, double glazed sash window to front with distant countryside views, built-in cupboard housing Megaflow pressurised hot water tank, access to loft.

### PRINCIPAL BEDROOM

18'3 x 10'10 (5.56m x 3.30m)

Three double radiators, dual aspect with double glazed sash window to side having countryside views and double glazed sash window to front with distant countryside views, decorative cornice, LED ceiling spotlights, wall mounted video entry phone receiver. Archway to:

### DRESSING ROOM

16' x 11' (4.88m x 3.35m)

Fully fitted with shelving, drawers and hanging rails, LED ceiling spotlights, double glazed sash window to front with distant countryside views,

### EN-SUITE BATH/SHOWER ROOM

10'9 x 8'1 (3.28m x 2.46m)

Suite comprising rolled edge bathtub with decorative feet, mixer tap and shower attachment, wall mounted w.c. and Wet room shower with glass screen and overhead shower, large wash basin, wall mounted bathroom television, tiled floor and splashbacks, combined heated towel rail and radiator, LED ceiling spotlights, extractor fan, Double width multi-paned double glazed doors open onto:

### REAR BALCONY

23'2 x 12'8 (7.06m x 3.86m)

The balcony extends across the back of the Principal Bedroom Suite and has views across the garden and nearby open countryside, plastic decked floor and railings, spiral staircase down to the garden.

### GUEST SUITE

11'10 x 11'4 (3.61m x 3.45m)

Double radiator, double glazed window to rear.

### EN-SUITE SHOWER ROOM

7'2 x 4'3 (2.18m x 1.30m)

White suite comprising shower base with glass door, concealed cistern w.c., vanity topped wash basin with cupboard below, tiled floor and splashback, chrome heated towel rail, LED ceiling spotlights, extractor fan, tiled floor with electric underfloor heating.

### BEDROOM THREE

11'1 x 8' (3.38m x 2.44m)

Double radiator, double glazed sash window to front with distant countryside views, LED ceiling spotlights.

### BEDROOM FOUR

11'1 x 7'7 (3.38m x 2.13m/2.13m)

Double radiator, double glazed sash window to side, LED ceiling spotlights, access to loft.

### BATHROOM

12' x 8'1 (3.66m x 2.46m)

White suite comprising bath with mixer tap and shower attachment, square shower base with glass cubicle, large vanity topped wash basin with double width cupboards and shelving below, splashback tiling, wall mounted w.c. with concealed cistern, tiled floor with electric underfloor heating, double glazed windows to rear, built-in cupboard, LED ceiling spotlights, extractor fan.











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Total Area: 303.9 m<sup>2</sup> ... 3272 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only





### EXTERIOR

The entire plot measures 120' wide x 120' deep and is partially surrounded by mature shrubbery to provide a good degree of seclusion.

### REAR GARDEN

Lawned area with deep shrub borders provide seclusion and features a Heated Swimming Pool measuring 26'7 x 19'5 with surrounding patio, timber plant house. Further gravelled area immediately to the rear of the property with a spiral staircase leading up to the Balcony. Numerous external power points and lighting,



### SIDE GARDEN

Continuation of the lawned area with deep shrub borders of mainly Laurel and Aucuba provide seclusion. Large timber shed and wood store measuring 12' x 8' having windows to side and double width doors to front, LPG tank for central heating, two additional timber stores to the rear of the garage.

### FRONT

Double opening electric gates lead to a predominantly gravelled driveway which provides parking for multiple vehicles and leads to a detached brick built double garage bloc, external floodlights and lighting.

### GARAGE ONE

19'10 x 10'2 (6.05m x 3.10m)  
Double opening barn doors to front.

### GARAGE TWO

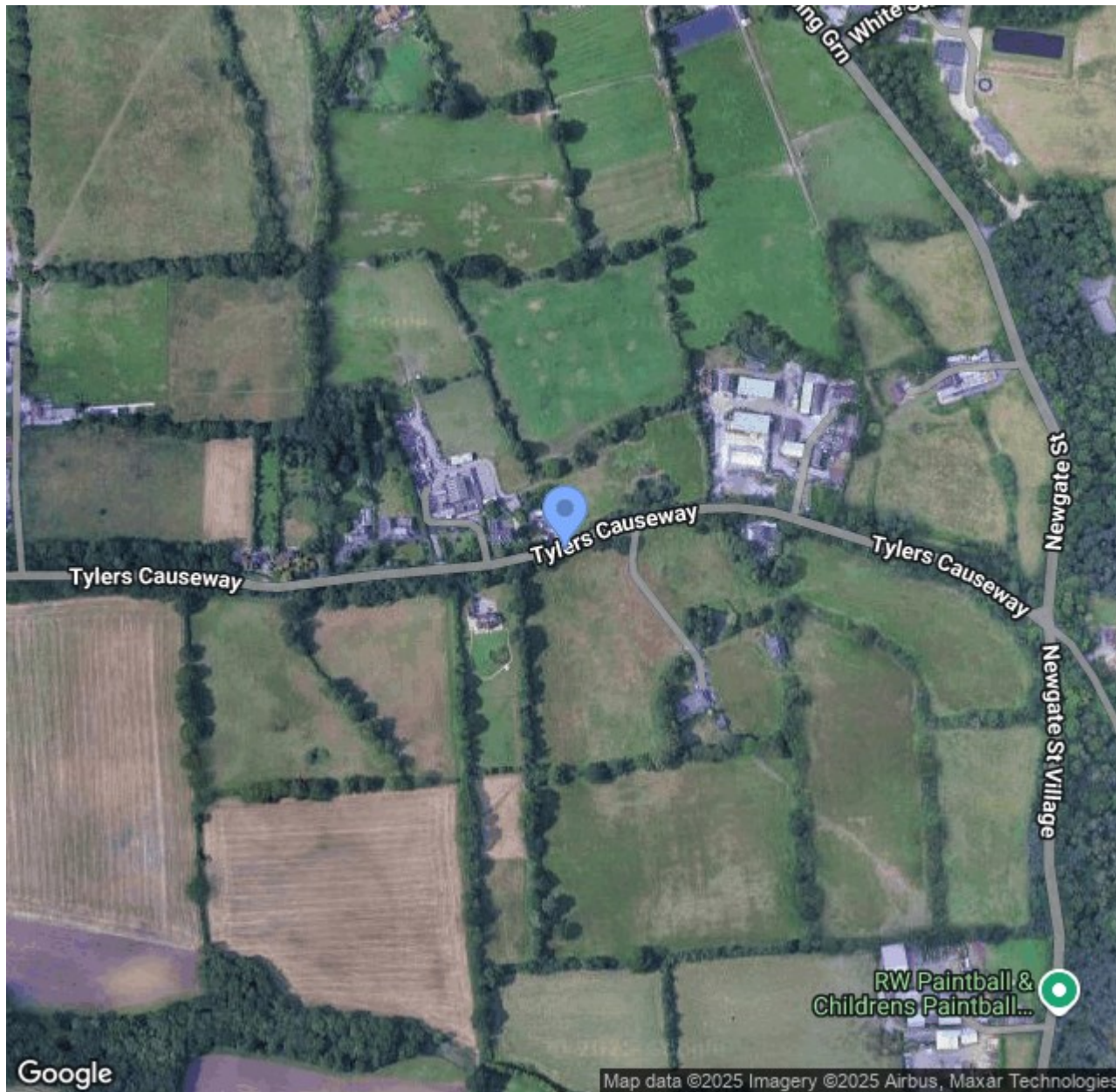
19'10 x 8'10 (6.05m x 2.69m )  
Double opening barn doors to front.

Freehold  
Council Tax Band H - Welwyn & Hatfield Council

Property Information  
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
View energy efficient - lower running costs	Current	Potential	View environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
Best A			Best A		
B			B		
C			C		
D			D		
E			E		
F			F		
Worst G			Worst G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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