



31 Furlong Way
Great Amwell | Ware | Hertfordshire | SG12 9TE

FINE & COUNTRY

STEP INSIDE

31 Furlong Way

A fabulous four-bedroom detached family home, situated in the sought after location of Great Amwell, near Ware. The property is situated on a large corner plot and offers a double garage and plenty of parking, situated centrally to the village and walking distance to Ware High Street, Station and shops in just 1.2 miles. This family home has been well designed and extended to offer a third reception room, which would be great to work from home or a space for the family to enjoy. There is approximately 1636 sq. ft of accommodation and set within a lovely development of homes that were built in the late 1980's. The property is surrounded by delightful country walks with rivers to enjoy on the doorstep, fabulous schools, an ideal place to bring up a family. The property has gas central heating, mains drainage and double-glazed windows, EPC band C, council tax band F.

A light and airy hallway with staircase leading to the first floor and cloakroom. The living room is spacious and light, with a feature gas fireplace and patio doors to the rear overlooking the garden. The kitchen is well equipped for a family with plenty of space for everyone to gather, there is a door to the rear leading out to the garden and side gate. It is a great entrance after a nice walk, without the need of coming through the front of the house. There is a formal dining room, a great space to entertain and a family room which has been created to the side. The family room could be ideal for children as a playroom, home office or just a nice place to sit and read a book or relax.

On the first floor the master bedroom offers an ensuite shower room, there are three further bedrooms and a family bathroom.











STEP OUTSIDE

31 Furlong Way

There is a generous front garden with laid lawn and pathways leading to the front and side, the property is situated on a corner plot so benefits from the superb double garage with power and light and parking to the front for a further two cars. There is a door to the side with secure entry code system which leads you into the rear garden and a space well designed to house the bins out of sight.

The rear garden is easy to maintain, ideal for a family with laid lawn, flower beds and a patio area to enjoy the sunshine. The garden is secure and safe for the children to play and a great entertaining space for the summer months.

Location

Set in the most regarded location of Great Amwell, with lovely country and river walks, pubs and of course a wonderful garden centre Van Hage.

This fabulous home is just 1.2 miles to Ware High Street, where you will find all the local amenities you could need and train station into London. Hertford is just over 3 miles away which is a fantastic market town with stations into London.

There are plenty of state schools to choose from and private such as Haileybury College, St Edmunds College, Heath Mount and Bishops Stortford College.

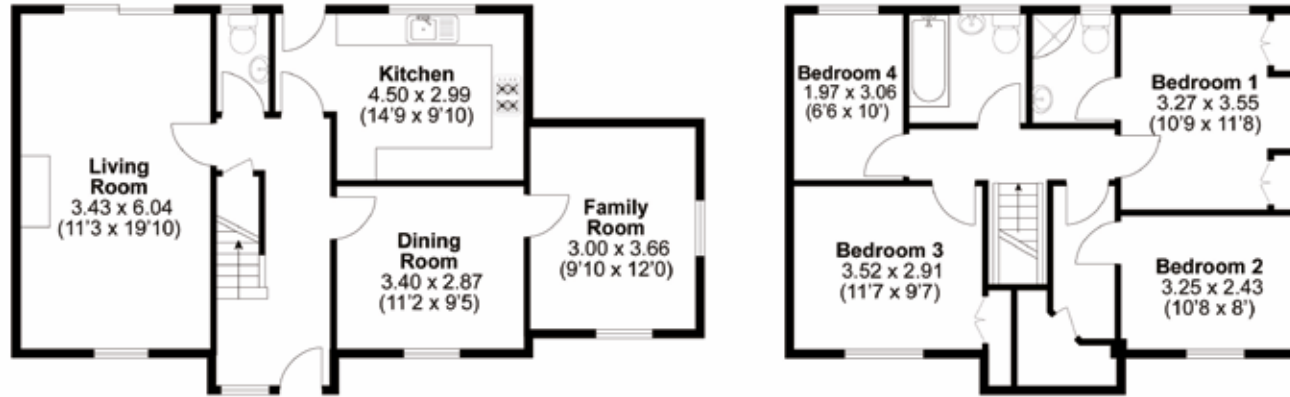
The nearby train stations would be Ware 1.2 miles, Hertford East 3.2 miles and Hertford North 4.3 miles.

For the frequent flyer just 20 miles to Stansted Airport and 22.6 miles to Luton Airport.



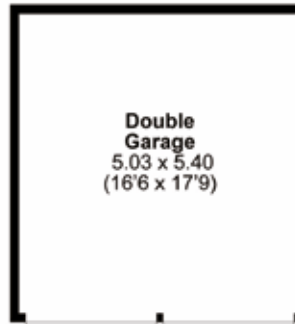
Offers over £775,000

31 FURLONG WAY



Ground Floor
Approx. 67.4sqm (725.5sqft)

First Floor
Approx. 57.4sqm (618.1sqft)



Outbuilding
Approx. 27.2sqm (292.4sqft)

TOTAL FLOOR AREA: 1636 sq.ft. (152 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspden, Buntingford, Hertfordshire, England, SG9 9PG. Printed





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