



**4 Bed House - Detached
located in
Newgate Street Village**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Tylers Causeway

Newgate Street Village

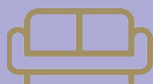
SG13 8QN



4



3



5



E

£4,300 PCM

Nestled in the charming village of Newgate Street, this stunning detached house exudes elegance and character. Boasting 5 reception rooms, 4 bedrooms, and 3 bathrooms this property offers a generous living space of 3,272 sq ft perfect for a growing family or those who love to entertain.

This property seamlessly blends historic charm with modern amenities. The highlight of this home is the luxury principle suite, complete with an extensive balcony offering breathtaking countryside views. Imagine waking up to the serene beauty of the surroundings every morning!

With its own gated plot extending to half an acre, privacy and security are paramount in this residence. Parking will never be an issue with space for 9 vehicles, making hosting gatherings a breeze. The guest suite and two additional bedrooms provide ample space for family and friends to stay comfortably.

Situated just a short drive away from the picturesque villages of Brookmans Park and Cuffley, you'll enjoy the tranquility of rural living while still being within easy reach of local amenities and transport links.

If you're looking for a characterful property with a touch of luxury and stunning countryside views, this is the perfect home for you. Don't miss the opportunity to make this exquisite property your own slice of English countryside paradise.

COVERED ENTRANCE PORCH

Panelled Entrance door opens into:

RECEPTION HALL

17'6 x 16'10

Bay window to front, concealed radiator, wood flooring, feature fireplace with glazed enclosed gas effect fire, understairs storage cupboard, deep decorative cornice and corbells, 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'

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

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

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

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

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

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

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

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'

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

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

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 ROOM

11'10 x 11'4

Double radiator, double glazed window to rear.

EN-SUITE SHOWER ROOM

7'2 x 4'3

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'

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

BEDROOM FOUR

11'1 x 7'7

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



BATHROOM

12' x 8'1

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.

EXTERIOR

The entire plot measures 120' wide x 110' 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

Double opening barn doors to front.

GARAGE TWO

19'10 x 8'10

Double opening barn doors to front.

AGENT NOTES

Holding Deposit £992

Dilapidations Deposit £4,961 - 12 month tenancy

EPC Rating - E

Council Tax Band H - Welwyn & Hatfield Council



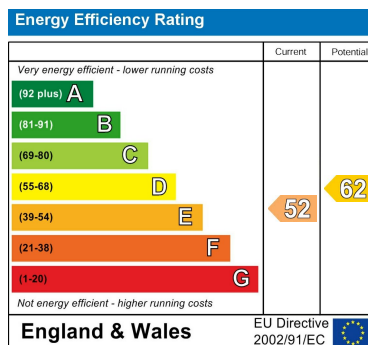
Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



Tylers Causeway, Newgate Street, Hertford, SG13 8QN

Total Area: 303.9 m² ... 3272 ft² (excluding balcony)
All measurements are approximate and for display purposes only



DIRECTIONS

Please refer to Google maps using the property postcode

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

