



Elliot Heath
ESTATE AGENTS

30 Pepper Hill, Great Amwell
Guide Price £690,000

30 Pepper Hill

Great Amwell, Ware

Elliot Heath present this extended 4-bed semi-detached home in sought-after Great Amwell. Spacious accommodation, garden, workshop, summerhouse & parking. Well located for Hertford, Ware & London.

Council Tax band: D

Tenure: Freehold

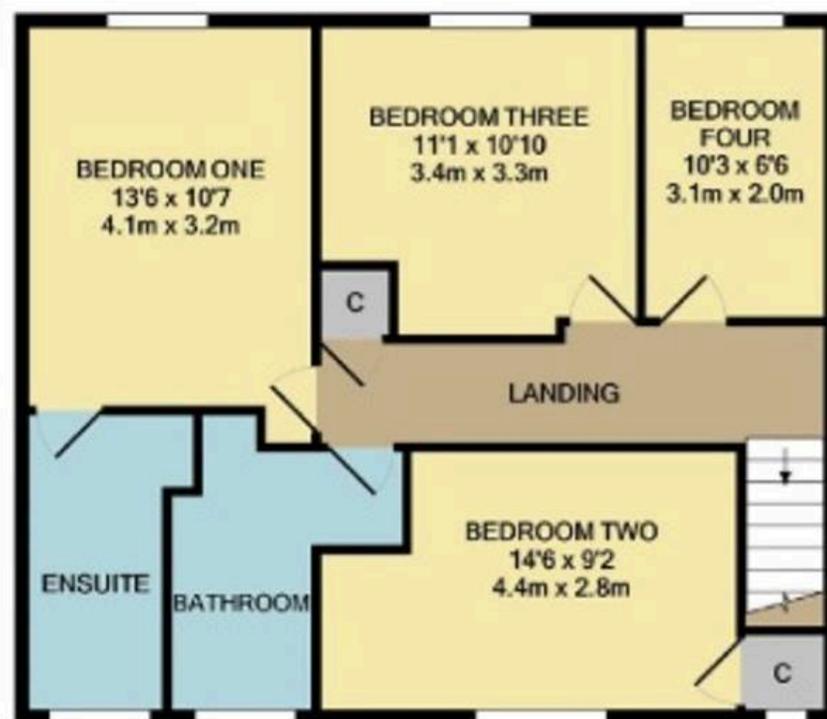
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Entrance Hall

With double glazed window to front aspect, radiator, stairs rising to first floor landing, wood flooring, door to:

Dining Room

11' 2" x 9' 2" (3.40m x 2.80m)

With double glazed bay window to front aspect, radiator, wood flooring, door to:

Kitchen/Breakfast Room

15' 9" x 10' 2" (4.80m x 3.10m)

Dual aspect with double glazed window to front and side aspect. Fitted with a range of wall and base storage units with work surfaces incorporating a sink and drainer unit, space for a Rangemaster cooker with extractor over, space for fridge/freezer, integrated dishwasher, island unit/breakfast bar, radiator, tiled splash back areas, tiled flooring, door to:

Rear Hall

With door giving access to outside, tiled flooring, radiator, doors to:

Utility

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator.

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room

17' 9" x 14' 5" (5.40m x 4.40m)

With double glazed double doors and windows overlooking the rear garden, two radiators, attractive feature fireplace, door to the entrance hall.



First Floor Landing

With built in storage cupboard, loft access, radiator, doors to:

Bedroom One

13' 5" x 10' 6" (4.10m x 3.20m)

With double glazed window to rear aspect, wood flooring, radiator, fitted bedroom furniture, door to:

En Suiter Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising large shower cubicle, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Bedroom Two

14' 5" x 9' 2" (4.40m x 2.80m)

With double glazed window to front aspect, radiator, built in storage cupboard with window to front aspect, wood flooring, radiator.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)

With double glazed window to rear aspect, radiator, wood flooring.

Bedroom Four

10' 2" x 6' 7" (3.10m x 2.00m)

With double glazed window to rear aspect, radiator, wood flooring.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





GARDEN

The rear garden is of a very generous size with mature planting garden and features a large timber workshop and a large summerhouse ideal for a home office/gym. Gated access to the parking at the rear.

DRIVEWAY

3 Parking Spaces

The property benefits from a rear driveway providing off street parking for at least three vehicles.







Elliot Heath Estate Agents

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