



Elliot Heath
ESTATE AGENTS

2 Hornbeam Cottages, Great Amwell
Guide Price £800,000

2 Hornbeam Cottages

Great Amwell, Ware

Attractive extended period home with light, airy accommodation, popular village location, landscaped garden, detached office/gym, ample parking and excellent countryside views. Presdales catchment.

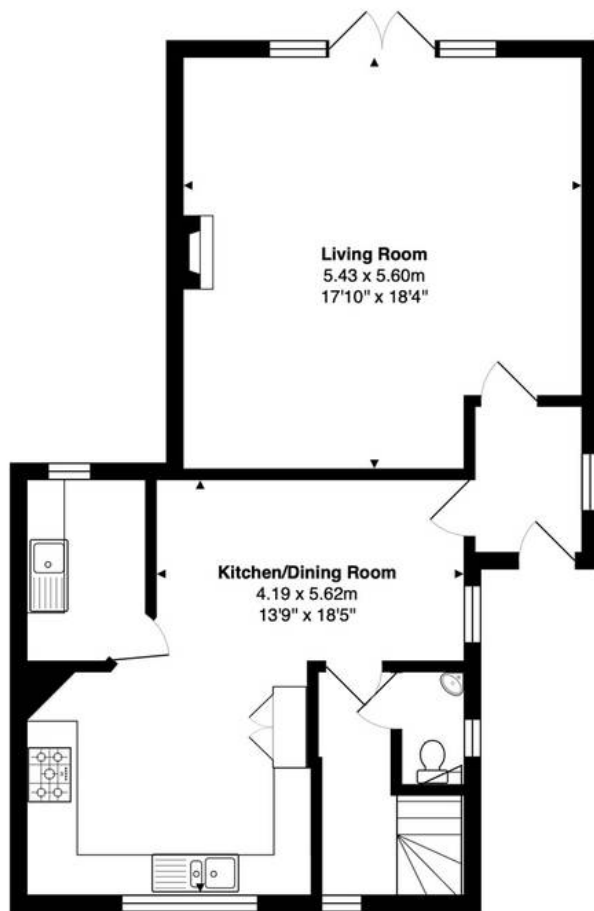
Council Tax band: D

Tenure: Freehold

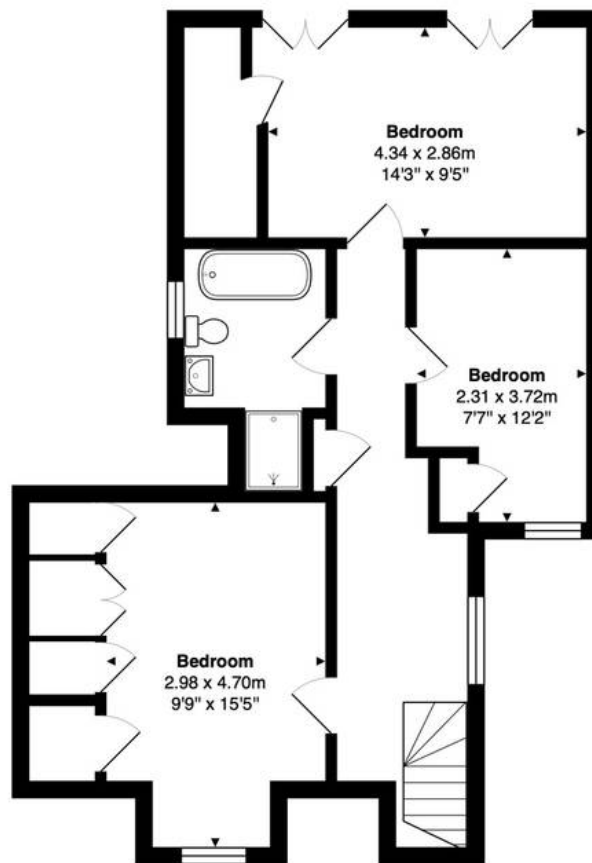
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

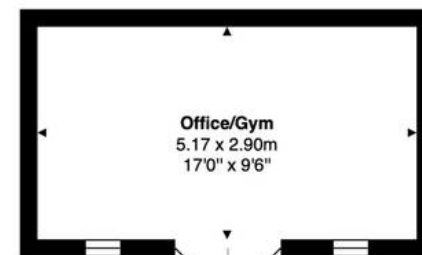




Ground Floor
Area: 66.4 m² ... 715 ft²



First Floor
Area: 59.8 m² ... 644 ft²



Outbuilding
Area: 15.0 m² ... 161 ft²

Total Area: 141.2 m² ... 1520 ft²

Entrance Hall

With double glazed window to side aspect, radiator, tiled flooring, doors to:

Kitchen/Dining Room

13' 9" x 18' 5" (4.19m x 5.62m)

Dining Room

With double glazed window to side aspect, two radiators, wood flooring, door to utility, door to inner hallway and open plan to:

Kitchen

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, space for range style cooker with extractor over, integrated appliances, island unit, tiled splash back areas, wood flooring, feature fireplace.

Utility

With double glazed window to rear aspect with obscure glass. 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, wall mounted boiler, wood flooring, radiator.

Inner Hallway

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

Downstairs WC

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

First Floor Landing

With double glazed window to side aspect, radiator, loft access, built in storage cupboard, doors to:



Bedroom One

14' 3" x 9' 5" (4.34m x 2.86m)

With two sets of double glazed double doors opening onto Juliet balconies overlooking the garden and countryside beyond, radiator, door to large storage cupboard.

Bedroom Two

9' 9" x 15' 5" (2.98m x 4.70m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards to one wall.

Bedroom Three

7' 7" x 12' 2" (2.31m x 3.72m)

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

Bathroom

With double glazed window to side aspect with obscure glass and fitted shutters. Fitted with a suite comprising freestanding bath, separate shower cubicle, low flush wc, pedestal wash hand basin, tongue and groove panelling to half height, tiled flooring, radiator.

Detached Office/Gym

17' 0" x 9' 6" (5.17m x 2.90m)

With double doors and windows too front aspect, wood effect flooring, power and light connected.





GARDEN

The extensive garden has been thoughtfully landscaped and backs onto woodland. Features include attractive gravel seating areas, steps up to the lawn with mature planting and a further paved seating/BBQ area. The substantial detached office/gym is located to the rear of the garden and there is gated access to the front of the property.

DRIVEWAY

4 Parking Spaces

Generous gravel driveway providing ample of street parking for four/five vehicles.







Elliot Heath Estate Agents

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