



30, Pepper Hill, Great Amwell  
SG12 9RZ  
Guide Price £690,000



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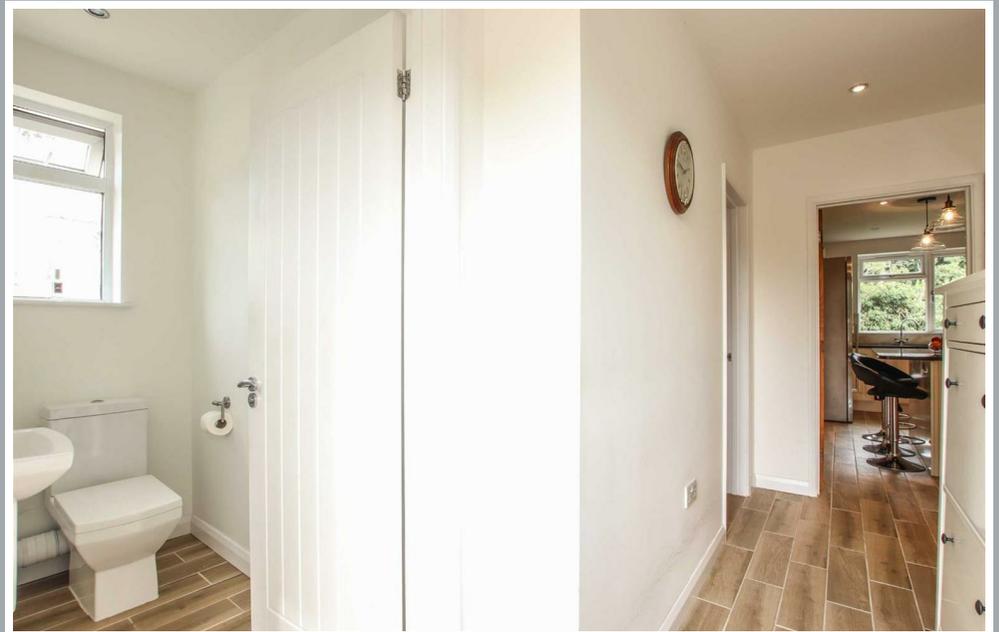
## 30 Pepper Hill, Great Amwell, Hertfordshire, SG12 9RZ

Steven Oates are delighted to offer this extended four bedroom traditional cottage style semi-detached house offering excellent proportions set within the highly sought after village of Great Amwell. The immaculate accommodation includes 4 good size bedrooms, 2 bathrooms, 2 reception rooms, a kitchen/breakfast room, downstairs wc and a separate utility room. Externally, the property benefits from a rear driveway providing off street parking for at least 3 cars, along with a good size garden which features a large timber workshop and a large summerhouse (ideal for a home office with minimal work).

The property is located within the heart of the idyllic village of Great Amwell, only a short stroll from the excellent George IV gastro pub, the A10 and A414 transport links along with wonderful riverside walks. The highly acclaimed Presdales School is closeby, along with a choice of mainline train stations serving London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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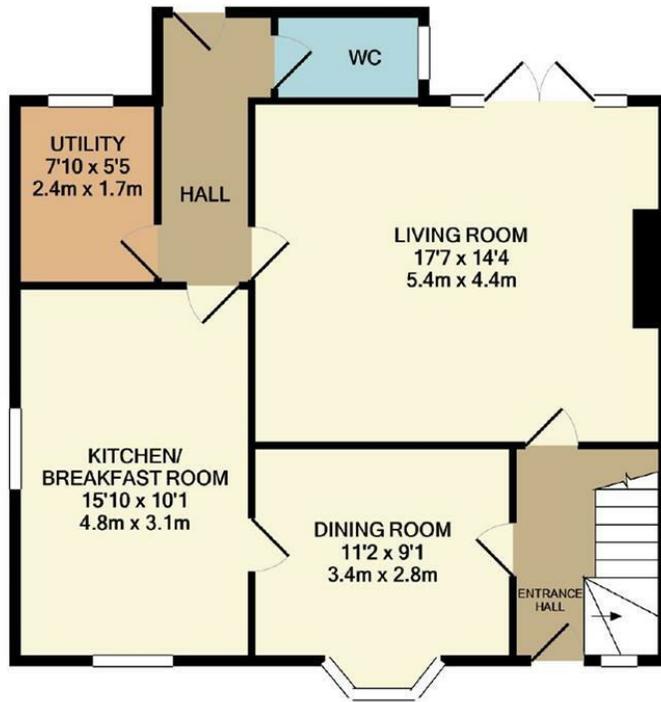
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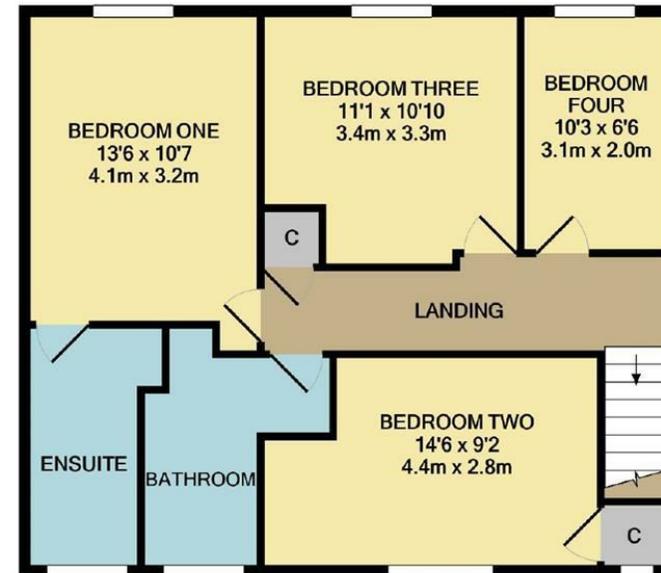
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GROUND FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.6 SQ.M.)



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

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