



Elliot Heath
ESTATE AGENTS

38 Gypsy Lane, Great Amwell
Guide Price **£1,375,000**

38 Gypsy Lane

Great Amwell, Ware

Imposing 5/6 bed detached home in Great Amwell village with open field views. Spacious living areas, stunning rear garden, double garage, and carriage driveway. Easy access to Hertford/Ware, train stations, schools, and recreational amenities.

Contact Elliot Heath on 01920 293333.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor

Approx. 131.83 sq m / 1419 sq ft

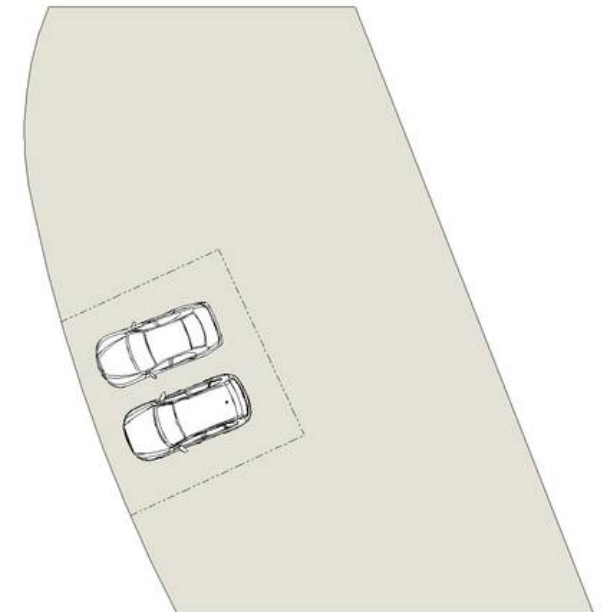
Gypsy Lane, SG12
Approximate Area = 284.27 sq m / 3060 sq ft
(Including Garage, Eaves Storage & Shed)
Garage = 35.77 sq m / 385 sq ft
Eaves Storage = 5.39 sq m / 58 sq ft
Shed = 8.45 sq m / 91 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 144.02 sq m / 1550 sq ft



Generous Entrance Hall

Dual aspect with double glazed windows to both sides, stairs rising to first floor landing, tiled flooring, radiator, doors to:

Reception Room

29' 4" x 20' 10" (8.95m x 6.36m)

Dual aspect with double glazed window to front aspect and double glazed windows and bi fold doors to the rear garden, three radiators, attractive open fireplace.

Dining Room

13' 11" x 13' 3" (4.25m x 4.04m)

With double glazed window and double glazed bay window to front aspect, radiator, wood effect flooring.

Kitchen/Breakfast Room

22' 2" x 11' 11" (6.76m x 3.62m)

With double glazed window to side aspect and double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, space for American style fridge/freezer, integrated appliances, tiled flooring, radiator, door to:

Utility

With double glazed windows to front and side aspect together with a door to the rear garden. 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, door to:

Downstairs WC

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

First Floor Landing

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



Bedroom One

19' 5" x 15' 1" (5.91m x 4.61m)

Dual aspect with double glazed windows to front and rear aspect, two radiators, fitted with a comprehensive range of bedroom furniture, door to eaves storage, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

Bedroom Two

13' 11" x 13' 8" (4.25m x 4.17m)

With double glazed window and double glazed bay window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Three

13' 11" x 13' 5" (4.23m x 4.08m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Four

11' 1" x 7' 10" (3.37m x 2.38m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bedroom Five

11' 11" x 7' 4" (3.64m x 2.24m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors.

Study

11' 0" x 9' 3" (3.35m x 2.82m)

With double glazed windows to front aspect, radiator, fitted with a range of office furniture.

Family Bathroom

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising tile enclosed bath, large walk in shower, pedestal wash hand basin, low flush wc, fully tiled, chrome heated towel rail.





REAR GARDEN

The stunning rear garden combines a lovely mix of mature trees, plants and shrub borders with a generous lawn and a curved patio to the immediate rear of the property. At the rear of the garden there is a well thought out shingled area providing additional seating together with a lovely tucked away seating area laid with slate. At the foot of the garden there are open fields and a substantial timber garden shed measuring approx. 9'5 x 9'2 (2.88 x 2.80).

FRONT GARDEN

The property benefits from a generous frontage with carriageway driveway providing parking and access to a twin integral garage. There is also an additional area of land opposite the property that has hard standing parking for 2 cars .

GARAGE

Double Garage

The property benefits from a spacious carriage driveway with ample parking in front of the property for numerous vehicles which in turn gives access to the double garage. The garage measure approx. 29'7 x 15'4 (9.02 x 4.67) with electrically operated roller doors to front aspect and personnel door to the rear garden.









Elliot Heath Estate Agents

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