



ASKING PRICE
£1,450,000
Lower Road, Great Amwell
Ware, SG12 9SZ
Freehold

PROPERTY SUMMARY

A truly impressive new-build family home in the heart of Great Amwell

We are delighted to present this exceptional detached family home, completed in 2024 and occupying a highly desirable position within the sought-after parish of Great Amwell. Beautifully designed and offering approximately 2,257 sq ft of thoughtfully arranged living accommodation, this substantial home provides the perfect combination of contemporary style, space and modern family living.

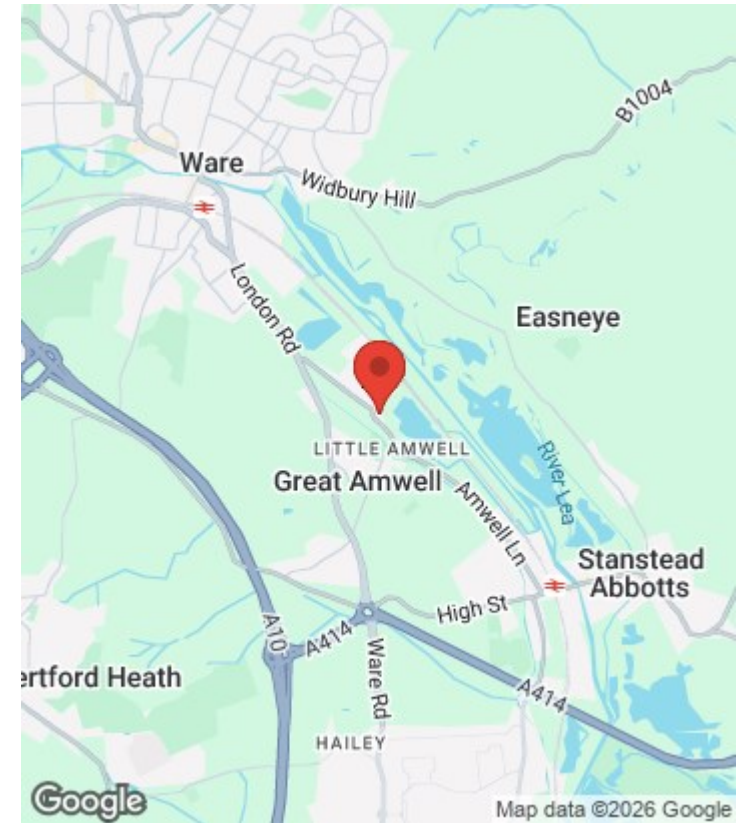
With five generous bedrooms, three stylish bathrooms and excellent reception space, the property offers an abundance of room for both family life and entertaining. Outside, the property is further complemented by a detached double garage and extensive off-street parking for multiple vehicles.

The location is equally appealing, with the charming village atmosphere of Great Amwell close at hand, including a selection of local shops, inviting village pubs and popular bistros, perfect for enjoying a coffee, relaxed lunch or evening out without having to travel far. There are also excellent transport links nearby, with local railway stations providing convenient connections into London and surrounding areas, making the property particularly attractive to commuters.

Presented chain free, this is a rare opportunity to acquire a substantial, modern detached home in a wonderful village setting, combining generous accommodation, contemporary living and the convenience of excellent local amenities and transport links.







House

Freehold

Council: East Hertfordshire District Council

Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		99	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	