



**Elliot Heath**  
ESTATE AGENTS

**43 Furlong Way, Great Amwell**  
Guide Price **£675,000**

# 43 Furlong Way

Great Amwell, Ware

Well-presented three-bedroom detached home in sought-after Great Amwell, within Presdales and Richard Hale catchment. Features include kitchen/breakfast room, en suite, garden, driveway and garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



# Furlong Way, SG12

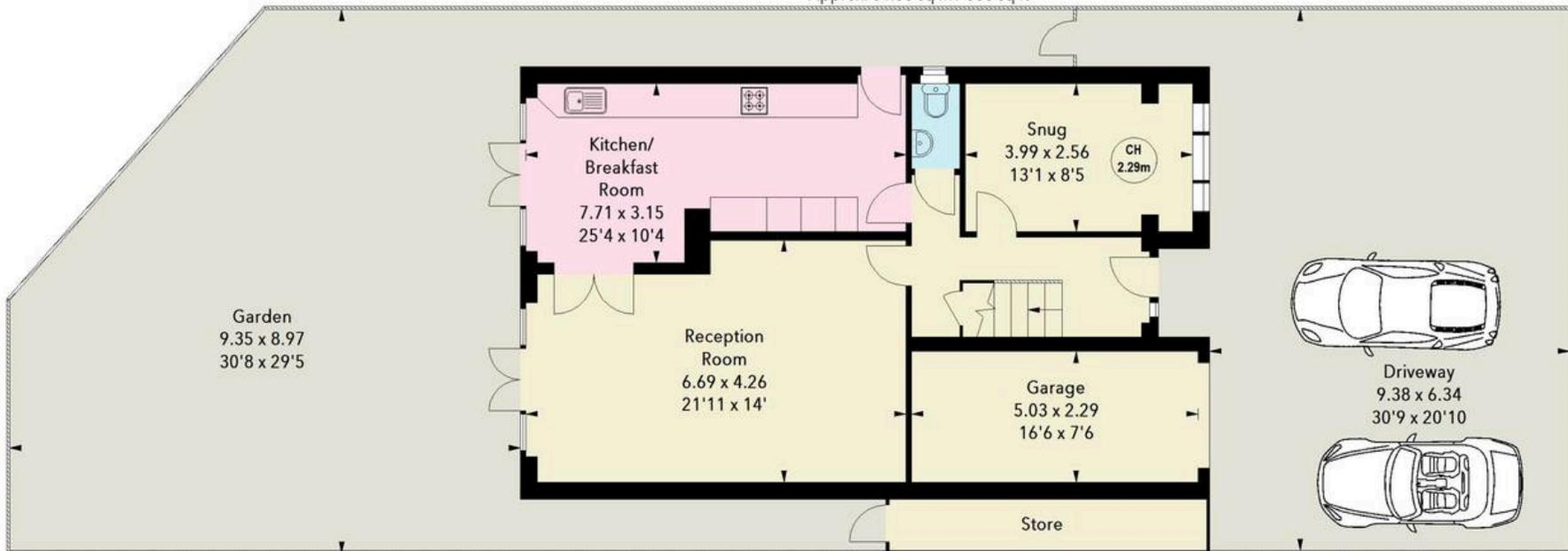
Approximate Area = 132.10 sq m / 1422 sq ft  
(Including Garage & Excluding Store)  
Garage Area = 11.61 sq m / 125 sq ft  
Store Area = 5.02 sq m / 54 sq ft

Key :  
CH - Ceiling Height



First Floor

Approx. 51.56 sq m / 555 sq ft



Ground Floor

Approx. 80.54 sq m / 867 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

### Entrance Hall

With double glazed window to front aspect, radiator, stairs to first floor landing, under stairs storage cupboard, wood flooring, doors to:

### Snug

13' 1" x 8' 5" (3.98m x 2.56m)

With double glazed window to front aspect, radiator.

### Downstairs WC

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

### Kitchen/Breakfast Room

24' 4" x 10' 4" (7.41m x 3.15m)

With double glazed door to side access and double glazed double doors and windows to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, two built in ovens, gas hob with extractor over, integrated appliances, space and plumbing for washing machine, two radiators, tiled splash back areas, wood effect flooring, glazed double doors to:

### Reception Room

21' 11" x 14' 0" (6.68m x 4.26m)

With double glazed double doors and windows overlooking the garden, door to entrance hallway, feature fireplace, radiator.

### First Floor Landing

With doors to:

### Bedroom One

14' 2" x 11' 1" (4.31m x 3.38m)

With double glazed window to front aspect, radiator, fitted with a range of wardrobe cupboards, door to:



### **En Suite Shower Room**

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, radiator.

### **Bedroom Two**

14' 6" x 10' 6" (4.42m x 3.20m)

With two double glazed windows to rear aspect, radiator, fitted with a range of wardrobe cupboards.

### **Bedroom Three**

11' 6" x 11' 4" (3.50m x 3.45m)

With double glazed window to front aspect, radiator, large built in over stairs cupboard.

### **Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator.





### **FRONT GARDEN**

To the front the property benefits from a low maintenance garden and gated side access to the rear garden.

### **REAR GARDEN**

The rear garden is predominantly laid to lawn with mature flower and shrub borders, with paved patio seating areas.

### **DRIVEWAY**

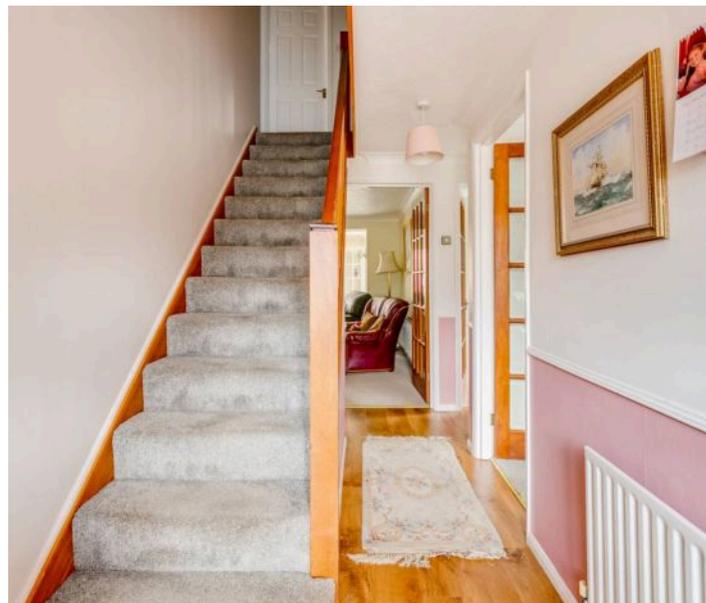
2 Parking Spaces

To the front the property benefits from a block paved driveway providing off street parking and access to the integral garage.

### **GARAGE**

Single Garage

Integral garage measuring approximately 5.03 x 2.29 (16'6 x 7'7).







## Elliot Heath Estate Agents

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