

**KIRBY  
COLLETTI**

EST 2004



Emmewell House Hertford Road, SG12 9RX

Price £1,850,000



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# Emmewell House Hertford Road , SG12 9RX

- Brand New Five Bedroom Detached House
- Accommodation of over 3500 sq ft
- Principal Suite with Walk in Dressing Room & Luxury Bathroom
- Underfloor Heating To All Floors
- Sitting Room & Office
- Highly Sought After Location of Gt. Amwell
- Designed With Efficiency & Sustainability - Air Source Heat Pump & Solar Panels
- Stunning 36ft Kitchen/Family Room with SIEMENS Integrated Appliances
- Luxury Fitted Bathrooms & 2 Further En Suites
- 83ft x 50ft Rear Garden and Parking For Numerous Cars

KIRBY COLLETTI are proud to present this STUNNING BRAND NEW FIVE BEDROOM EXECUTIVE DETACHED RESIDENCE which has been built to the highest of specifications. Lying on a generous secluded plot with accommodation in excess of 3500sq ft. Situated within a short drive to Ware and Hertford Town Centres with their wealth of amenities, outstanding schooling and excellent transport links into London.

Some of the many fine features include a Stunning 36ft Fitted Kitchen/Family Room with 'Hidden' Pantry & Integrated SIEMENS Appliances, Utility Room, Luxury Family Bathroom & Three Further Luxury En Suites with Porcelain Tiling and Quality Fittings, Sitting Room, Office, Designed with Efficiency & Sustainability with Air Source, Heat Pump, Solar Panels & Underfloor Heating To All Floors, MVHR System, 20mm 'Thinline' Sliding Doors, 83ft Rear Garden and Parking For Numerous Cars.



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## ACCOMMODATION

### IMPRESSIVE RECEPTION HALL

20'3 x 16'1 at widest point (6.17m x 4.90m at widest point)

**GROUND FLOOR W.C** 4'9 x 4'1 (1.45m x 1.24m)

**SITTING ROOM** 13'2 x 12'4 (4.01m x 3.76m)

**OFFICE** 9'10 x 9'9 (3.00m x 2.97m)

**UTILITY ROOM** 12'5 x 6'5 (3.78m x 1.96m)

### STUNNING KITCHEN/FAMILY ROOM

36'6 x 25'6 at widest points (11.13m x 7.77m at widest points)

**HIDDEN PANTRY** 7'1 x 6'3 (2.16m x 1.91m)

### FIRST FLOOR LANDING

20'5 x 15'7 at widest points (6.22m x 4.75m at widest points)

### BEDROOM 2

19'11 x 19'7 at widest points (6.07m x 5.97m at widest points)

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**LUXURY EN SUITE SHOWER ROOM**

7'6 x 7'1 (2.29m x 2.16m )

**BEDROOM 3**

16'3 x 14'8 at widest points (4.95m x 4.47m at widest points)

**EN SUITE SHOWER ROOM/W.C**

10'10 x 3'11 (3.30m x 1.19m)

**BEDROOM 4**

13'3 x 12'10 (4.04m x 3.91m )

**BEDROOM 5**

16 x 9'10 (4.88m x 3.00m)

**LUXURY BATH/SHOWER ROOM/W.C**

12'9 x 6'5 (3.89m x 1.96m)

**SECOND FLOOR LANDING**

**PRINCIPAL SUITE**

17'2 x 16'1 max (5.23m x 4.90m max)

**EN SUITE BATHROOM/W.C**

12 x 10'3 (3.66m x 3.12m )

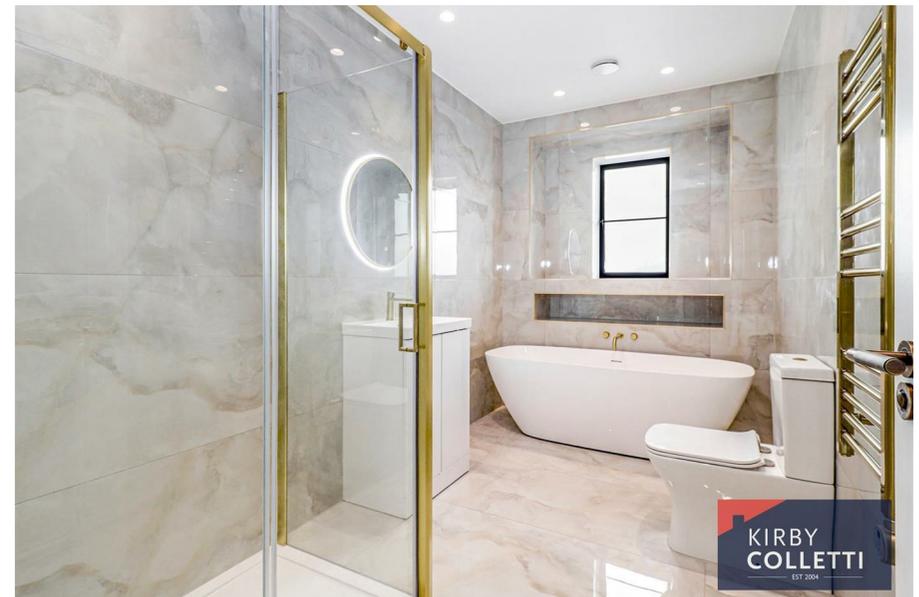
**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**



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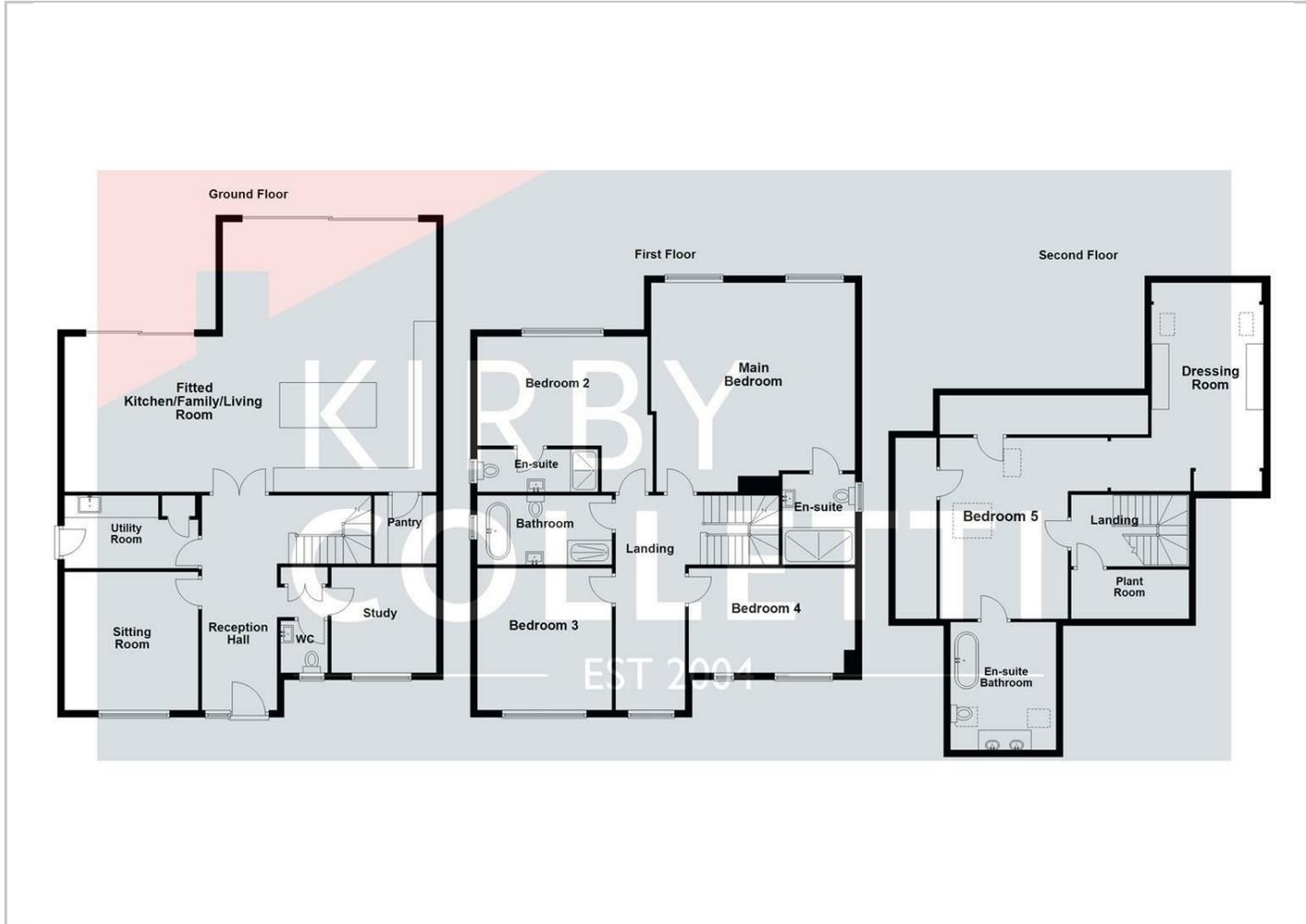


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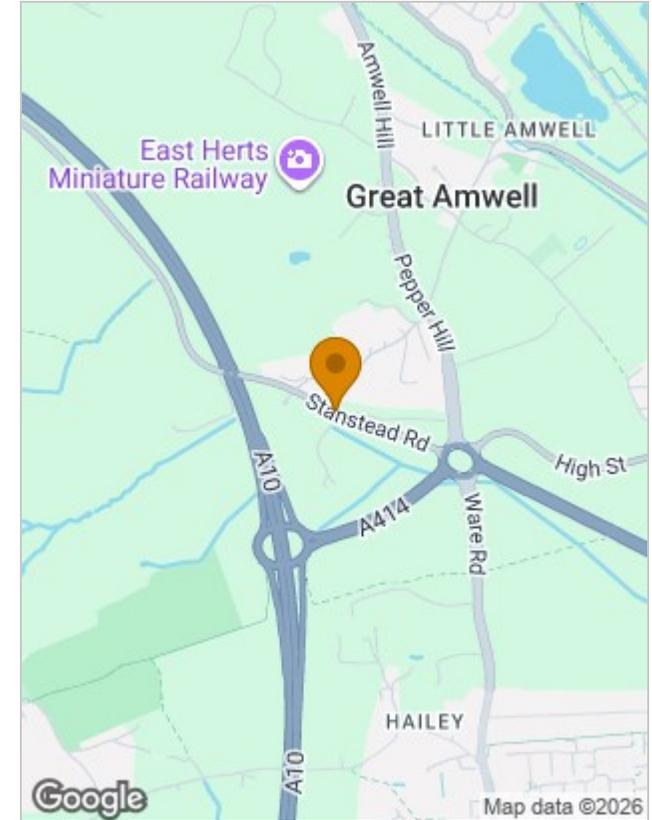


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## Floor Plans



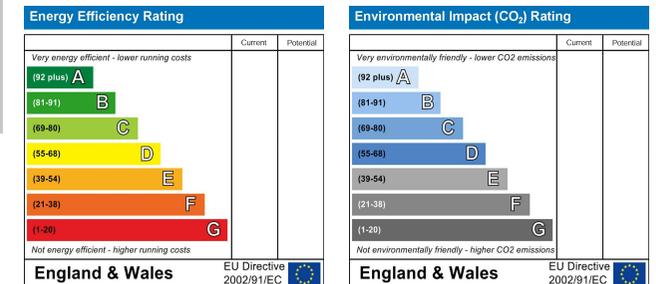
## Location Map



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.