



Elliot Heath
ESTATE AGENTS

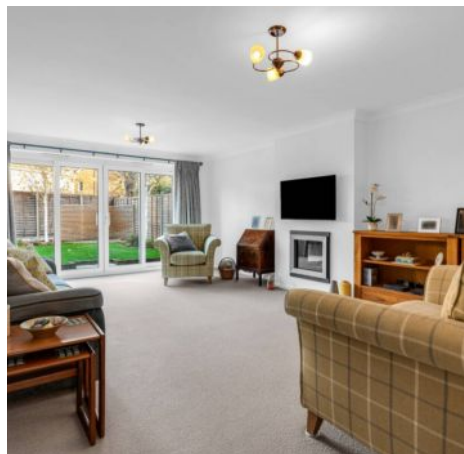
53 Furlong Way, Great Amwell

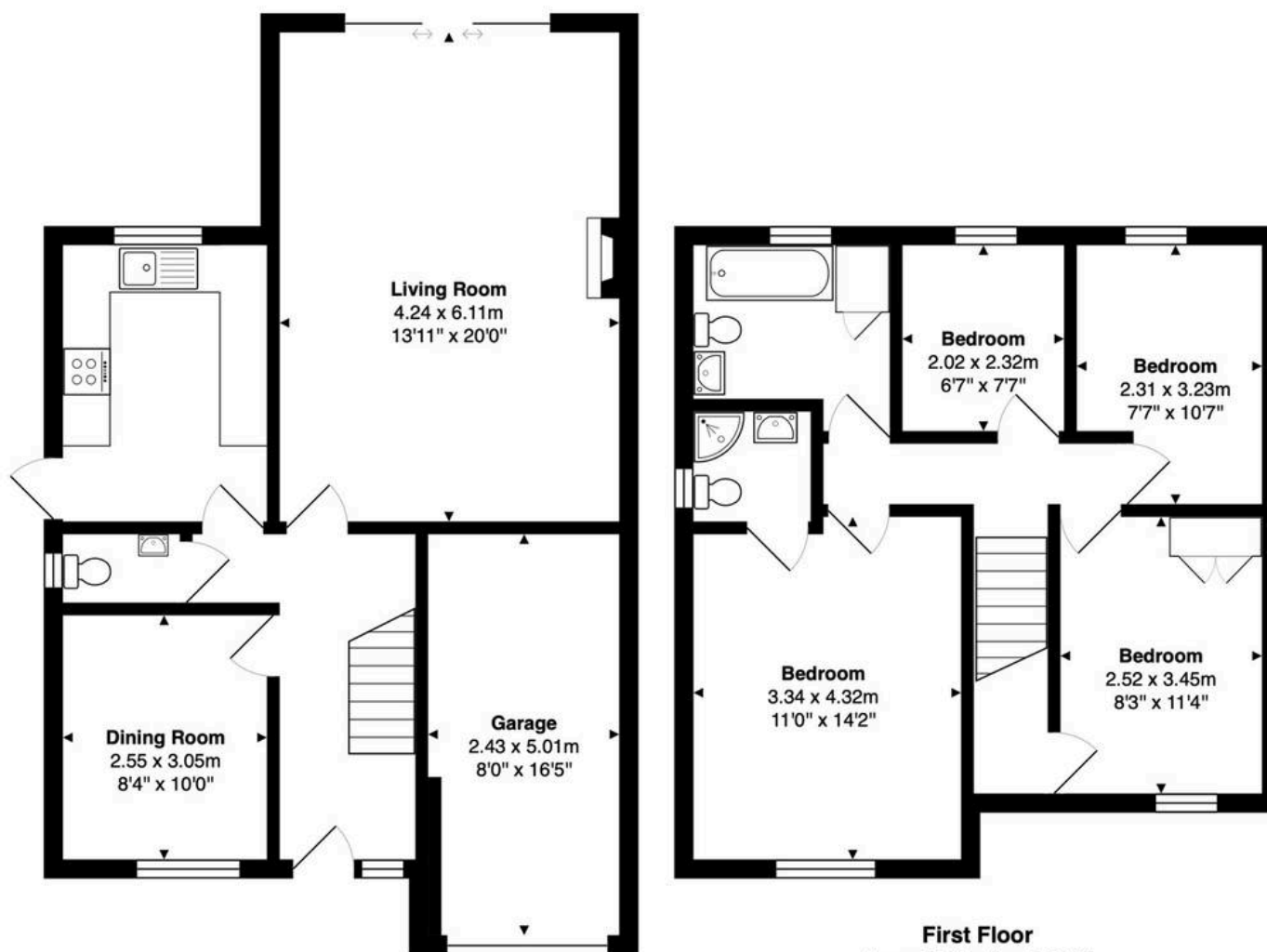
53 Furlong Way

Great Amwell, Ware

Detached home in popular Great Amwell parish. 4 beds, ensuite, spacious living room, kitchen, dining room, off-street parking, garage, mature gardens. Easy access to Hertford, Ware, & London. Council Tax band: F

Tenure: Freehold





Ground Floor
 Area: 66.9 m² ... 720 ft²

First Floor
 Area: 51.4 m² ... 553 ft²

Total Area: 118.3 m² ... 1273 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
 Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With double glazed window to front aspect, radiator, stairs rising to first floor landing, wood effect flooring, doors to:

Dining Room

8' 4" x 10' 0" (2.55m x 3.05m)

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

Downstairs WC

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

Kitchen

With double glazed window to rear aspect and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, radiator.

Living Room

13' 11" x 20' 1" (4.24m x 6.11m)

With double glazed windows and double doors opening onto the rear garden, feature fireplace, two radiators.

First Floor Landing

With loft access, radiator and doors to:

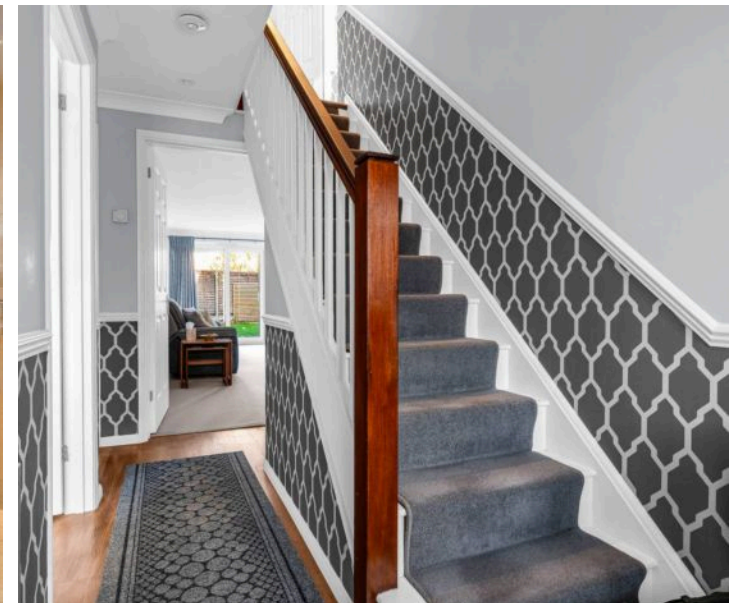
Bedroom One

10' 11" x 14' 2" (3.34m x 4.32m)

With double glazed window to front aspect, radiator, wardrobe cupboard with mirrored sliding doors, door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.



Bedroom Two

8' 3" x 11' 4" (2.52m x 3.45m)

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

Bedroom Three

7' 7" x 10' 7" (2.31m x 3.23m)

With double glazed window to rear aspect, radiator.

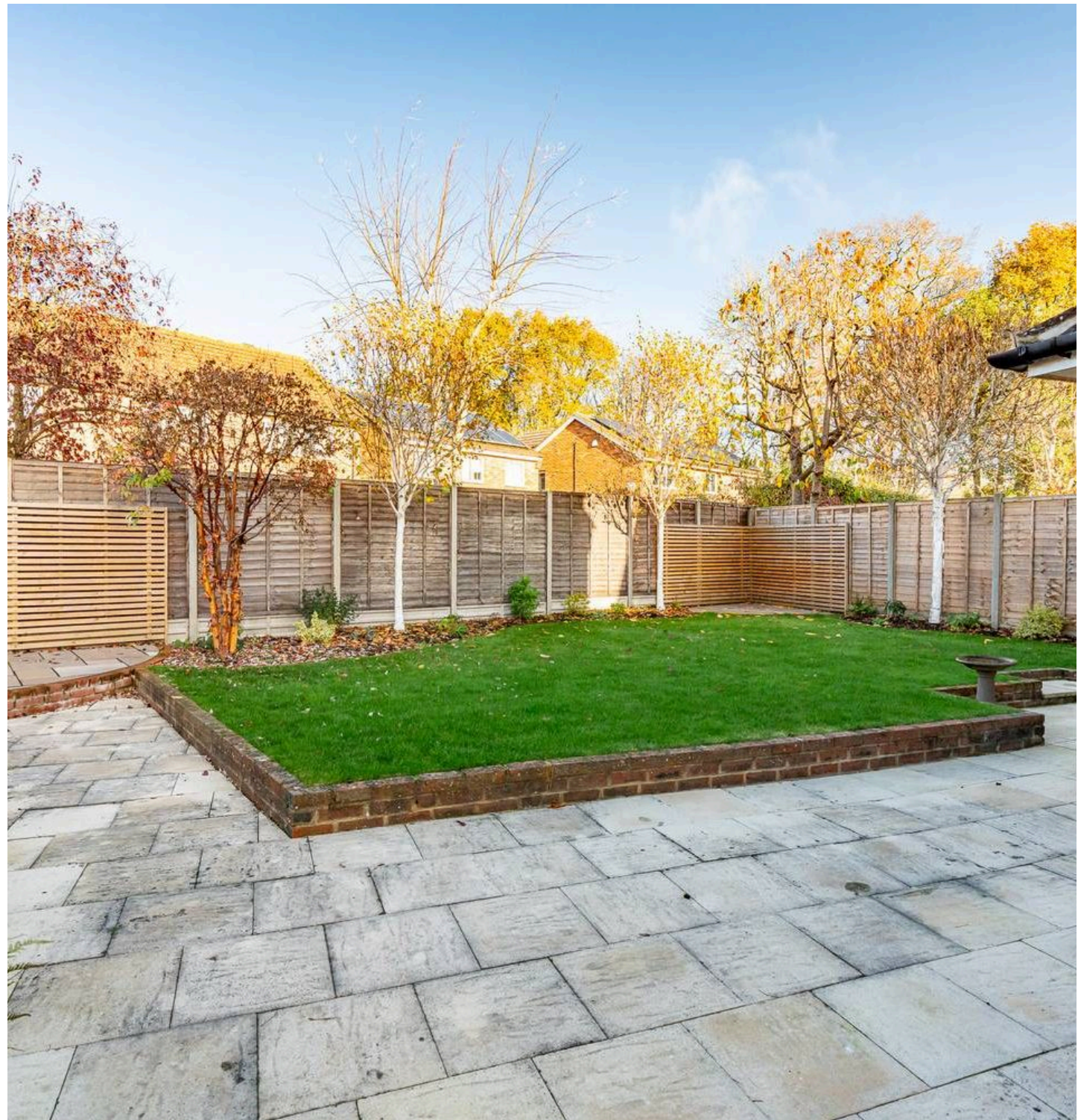
Bedroom Four

6' 8" x 7' 7" (2.02m x 2.32m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Attractively landscaped front garden with gated access to the rear garden.

REAR GARDEN

The landscaped rear garden is of a good size with plant and shrub borders and patio seating areas.

DRIVEWAY

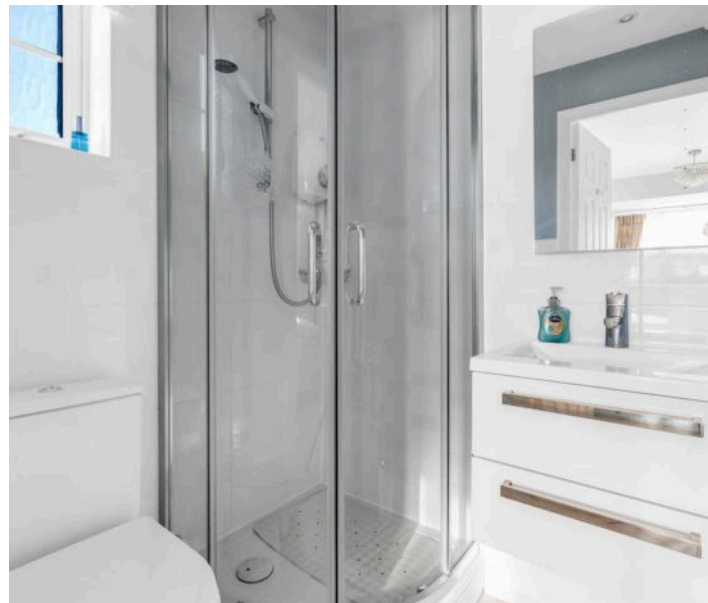
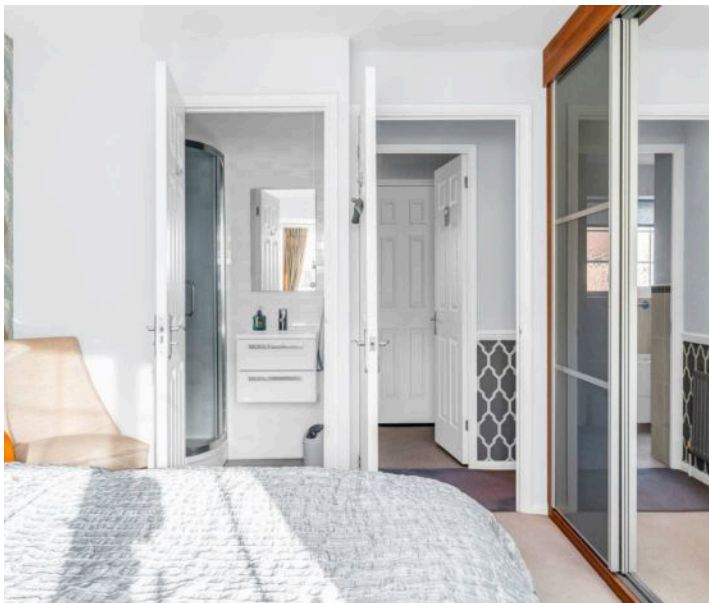
3 Parking Spaces

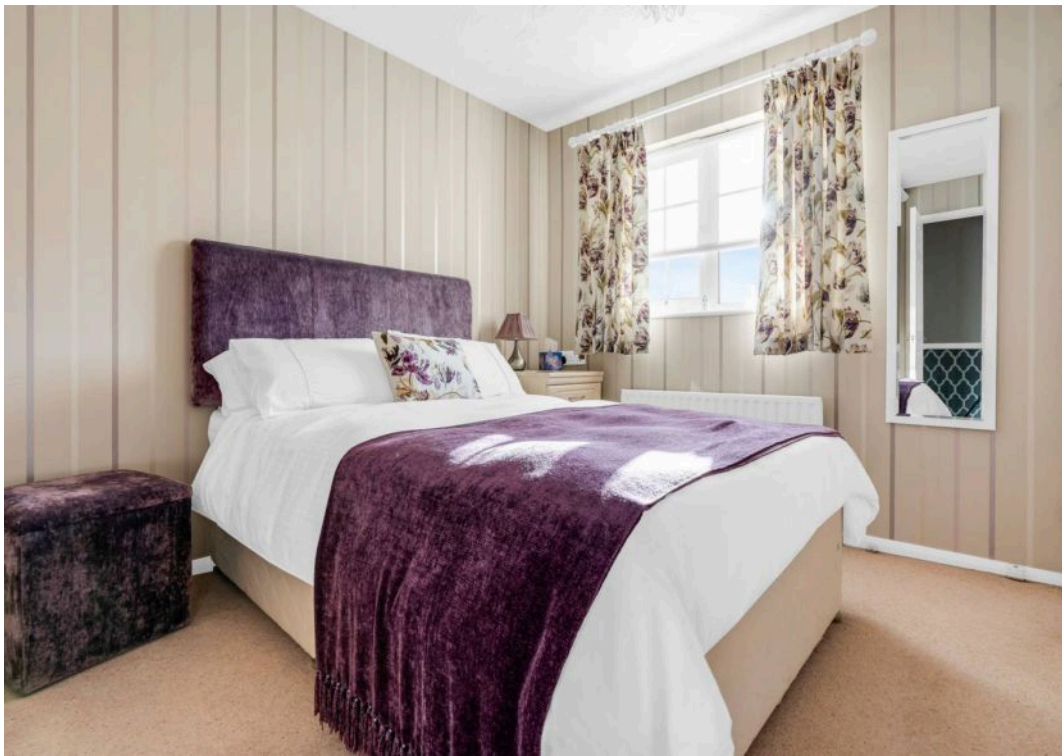
Generous frontage providing off street parking for several vehicles and access to the integral garage.

GARAGE

Single Garage

Integral garage with up and over door to front aspect measuring approximately 2.43 x 5.01 (8'0 x 16'6).







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