



75, Furlong Way, Ware
SG12 9TE

Offers In Excess Of £650,000



stevenoates.com



75 Furlong Way, Great Amwell, Ware, SG12 9TE

**** OFFERED CHAIN FREE****

Steven Oates are delighted to market this rarely available 3/4 bedroom detached family home which is perfectly situated in this highly sought after cul-de-sac in the heart of Great Amwell. Originally built as a four-bedroom home, this property offers well-proportioned accommodation making this an ideal home for families. This property welcomes you in by access through a spacious entrance hallway where you will find a useful downstairs toilet and under-stair storage. Also just off the hallway, you have a modern kitchen/dining room and a generously sized living room with access straight out onto the garden. The ground floor also benefits a separate dining room and a second reception room which could be used as a snug or play area for families with children. Upstairs, this property benefits from three great size double bedrooms, the main bedroom has become larger with the added benefit of a dressing area which originally formed the fourth bedroom, there are also two refitted upstairs shower rooms. On the outside, this property has a large driveway to comfortably fit three vehicles and there is a south facing, low-maintenance rear garden.

Furlong way is a highly desirable location situated in the ever popular village of Great Amwell. The village has a picturesque feel with beautiful homes and riverside walks. Close by there is an excellent gastro pub, George IV which serves exceptional food, a highly regarded primary school and a well known garden centre, Van Hagues. Great Amwell is conveniently located to the nearby towns of Hoddesdon, Ware and Hertford which are all a short distance away and provide an excellent choice of bars, restaurants, shops and secondary schooling. Ware town centre is only a short distance away (1.3m). For the commuter, Ware Train Station is within walking distance and is (1m) away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



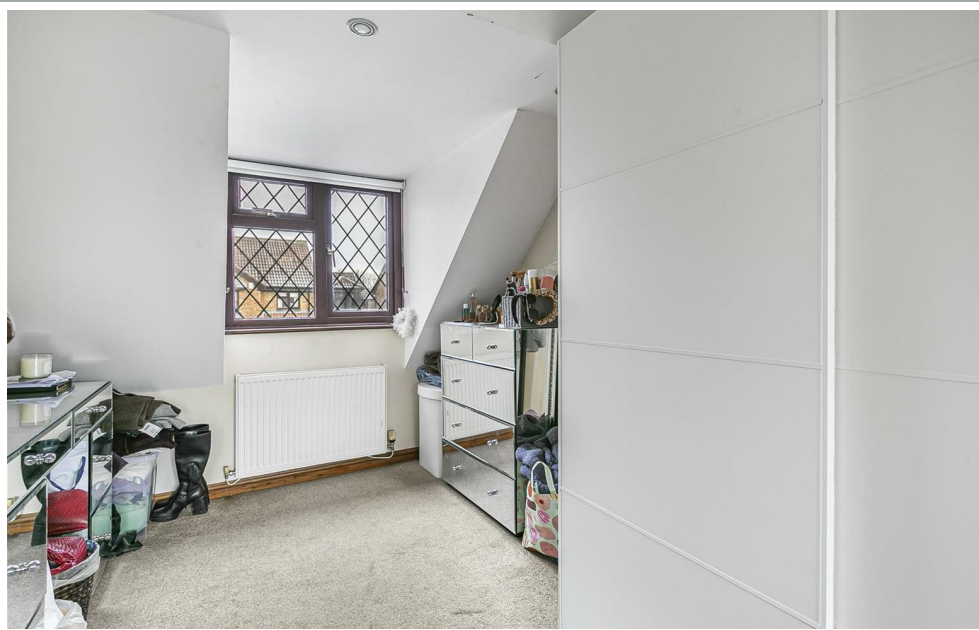
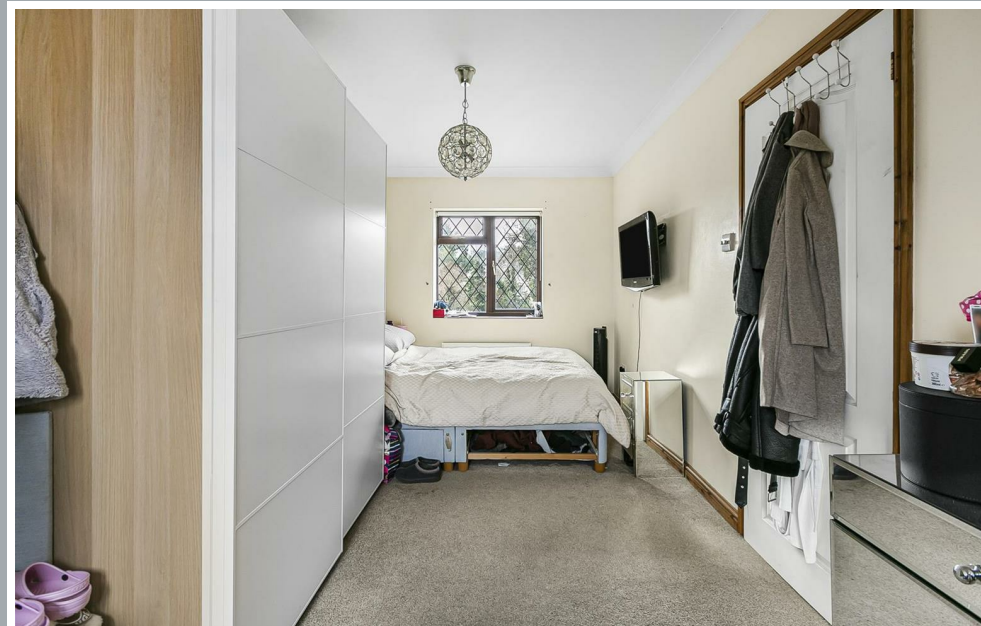
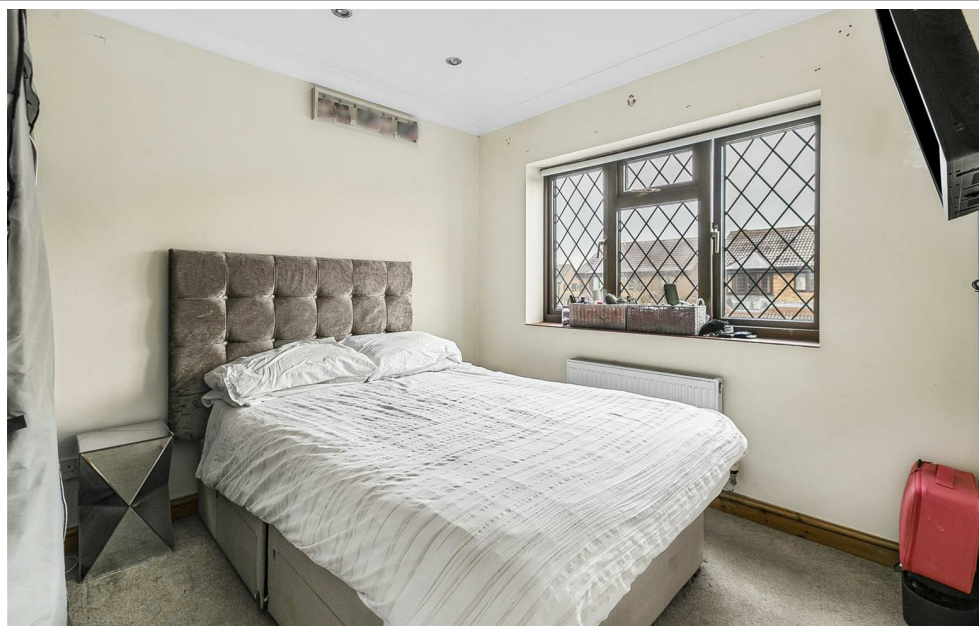
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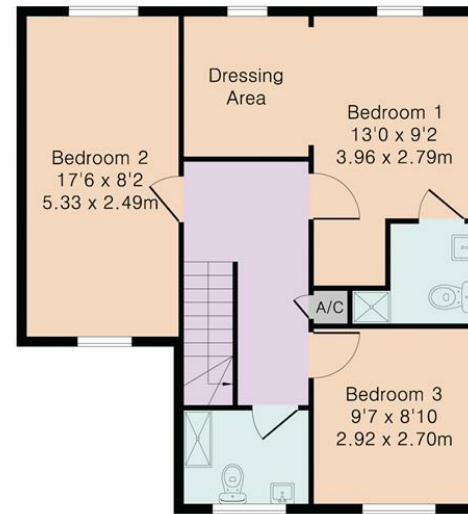
Approximate Gross Internal Area 1304 sq ft - 121 sq m

Ground Floor Area 749 sq ft – 69 sq m

First Floor Area 555 sq ft – 52 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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