



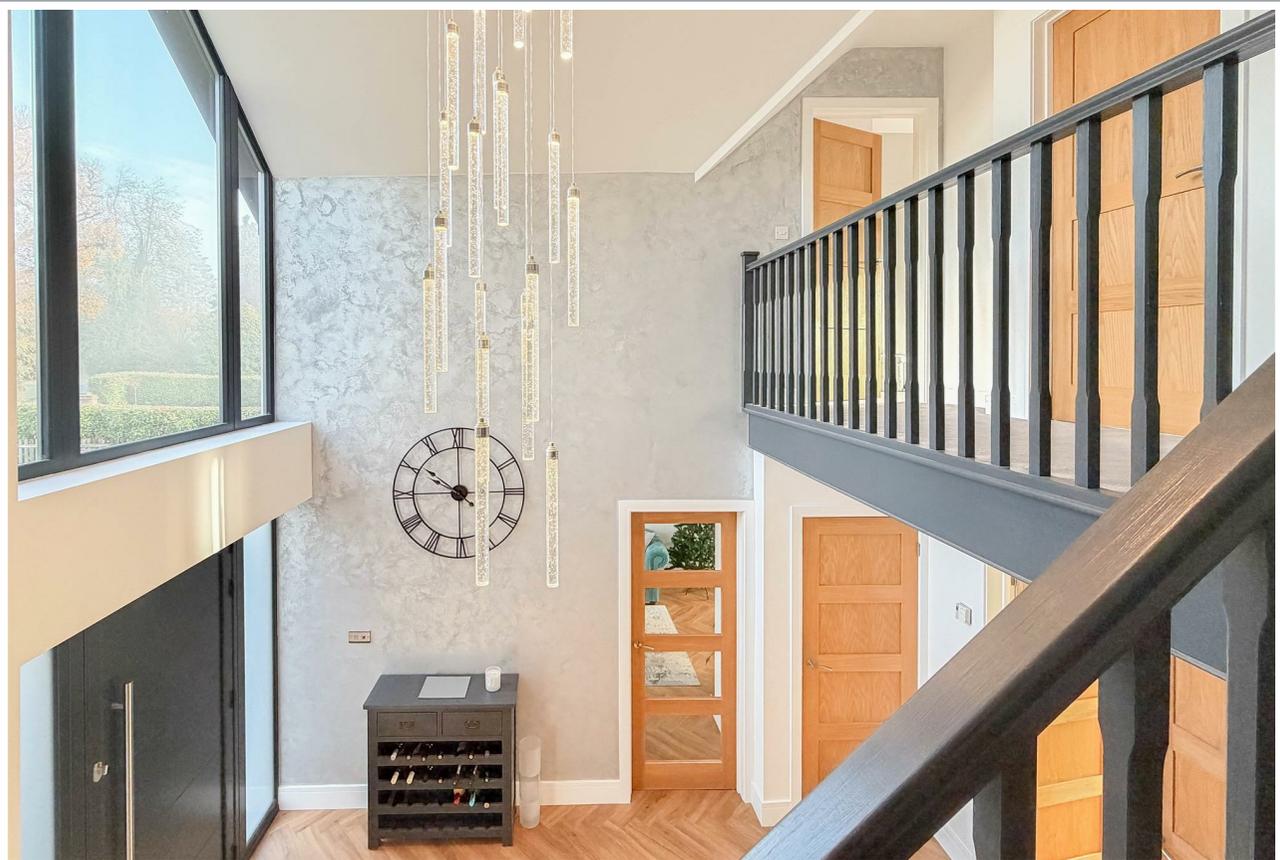
25, Gypsy Lane, Great Amwell

SG12 9RL

Price Guide £1,400,000



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## Tanglewood, 25 Gypsy Lane, Great Amwell, Herts, SG12 9RL

A stunning highly individual 4/5-bedroom detached house that is set in a premium residential location. The versatile accommodation features an impressive vaulted entrance hallway, Living room with log burning fire and doors, stunning L-shaped open plan kitchen diner with lantern roof and full width bifold doors leading out on to the garden, large separate utility room with direct access to the front and back of the house and brand new downstairs bathroom. There are large double bedrooms on the ground floor which could also be used for other purposes like a gym or office. A bright and airy staircase leading to the first floor landing which looks down over the large entrance lobby, the first floor comprises of three large double bedrooms with fitted wardrobes, the principal bedroom has a lovely en-suite shower room, and there is also a good size family bathroom. Externally the property has a good size landscaped rear garden and parking for several cars.

Located within the highly sought after private road of Gypsy Lane within the prime village of Great Amwell. The village has a picturesque feel with an excellent gastro pub, George IV, which serves exceptional food, with superb river walks and a highly regarded primary school. The nearby towns of Ware, Hertford and Hoddesdon are all close by providing a wide range of shops, restaurants and secondary schooling. For commuters, St. Margaret train station is the closest, whilst Ware Town is also close by both providing fast and regular services to London's Liverpool Street.



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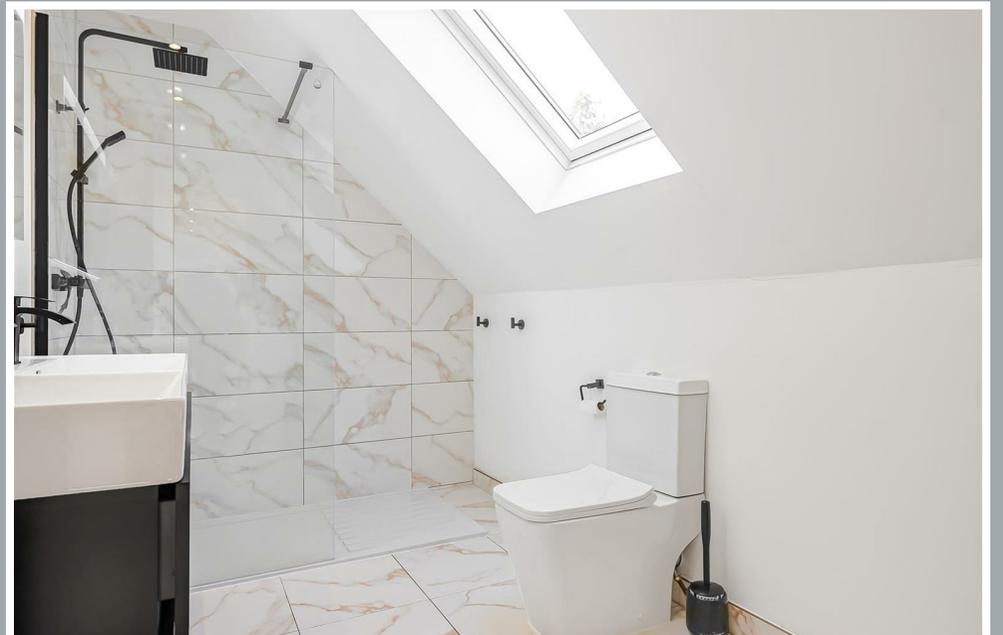


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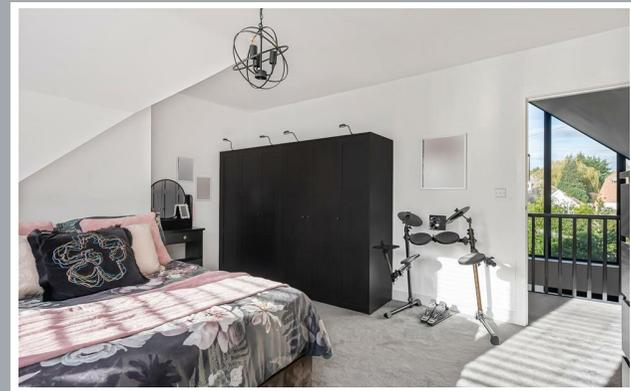




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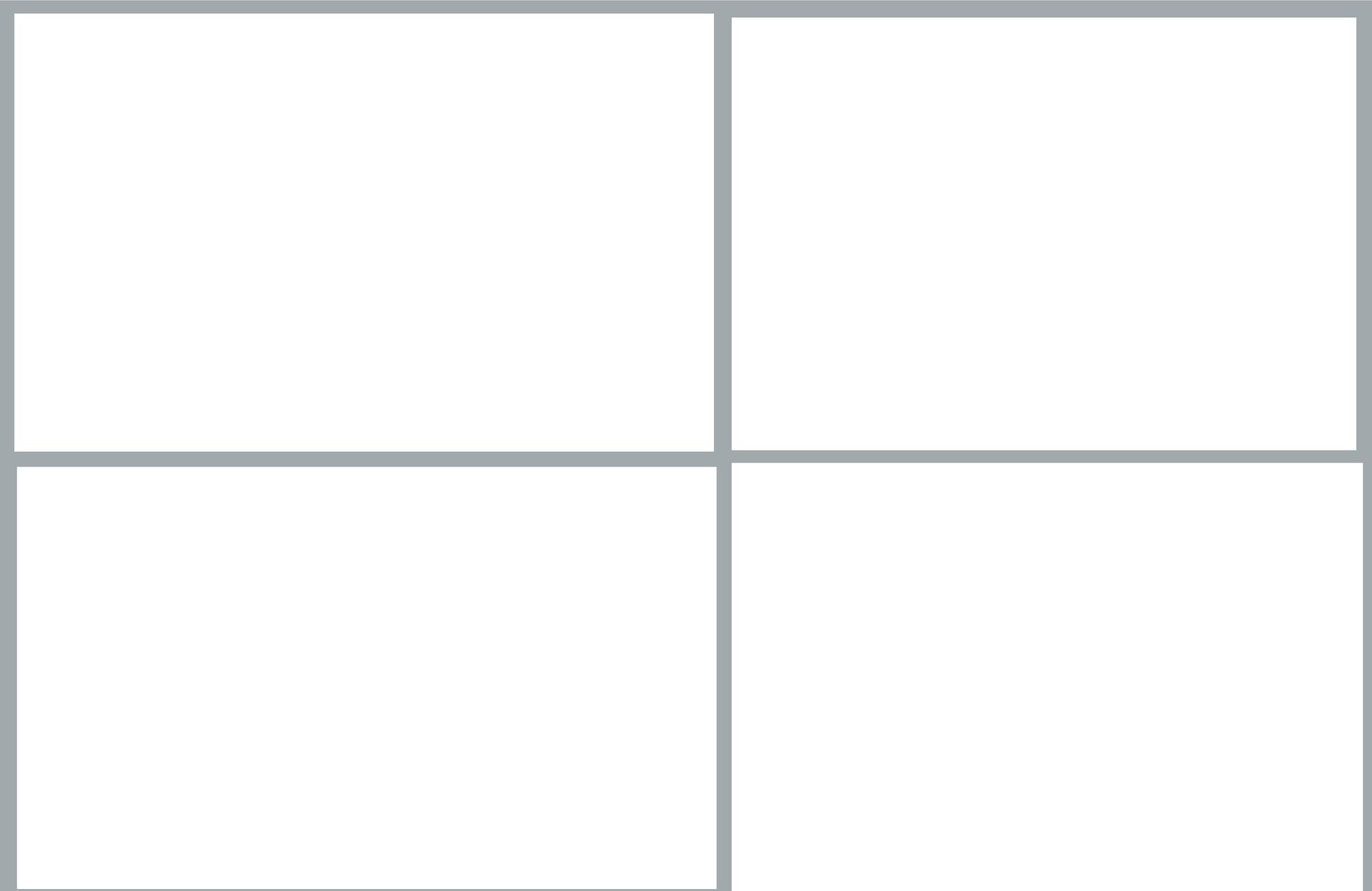


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**Approximate Gross Internal Area 2263 sq ft - 210 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1424 sq ft - 132 sq m

First Floor Area 839 sq ft - 78 sq m

Garage Area 54 sq ft - 5 sq m

Outbuilding Area 85 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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