



Elliot Heath
ESTATE AGENTS

18 Yearling Close, Great Amwell
Guide Price **£700,000**

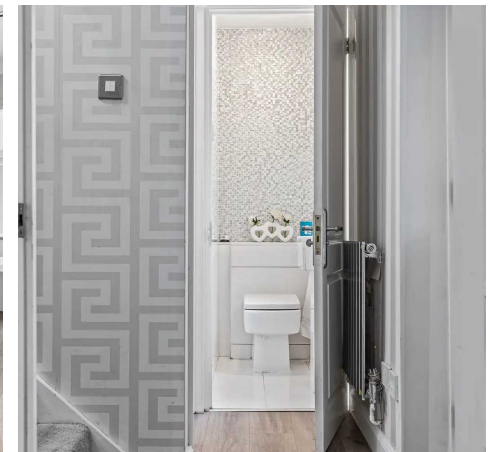
18 Yearling Close

Great Amwell, Ware

Stunning detached home with generous living space, high spec kitchen/dining room, bi fold doors to rear garden. Located in sought after Great Amwell, close to train stations. Includes study, family room, en suite, smart thermostat, underfloor heating, electric blinds, driveway, and private garden.

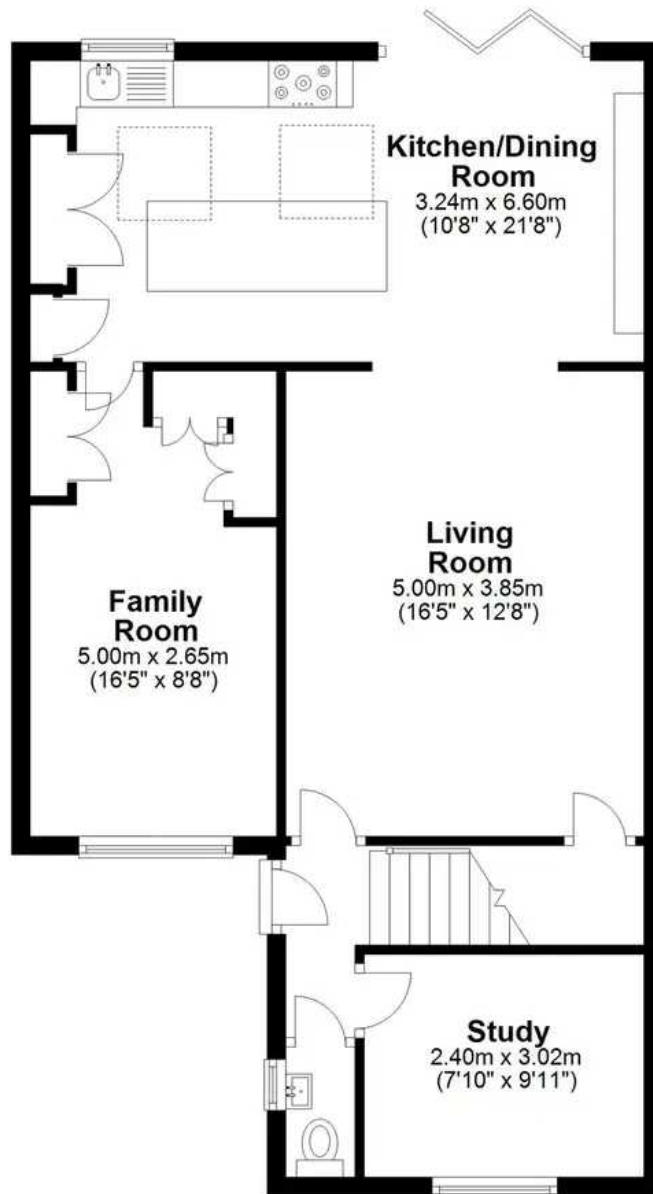
Council Tax band: F

Tenure: Freehold



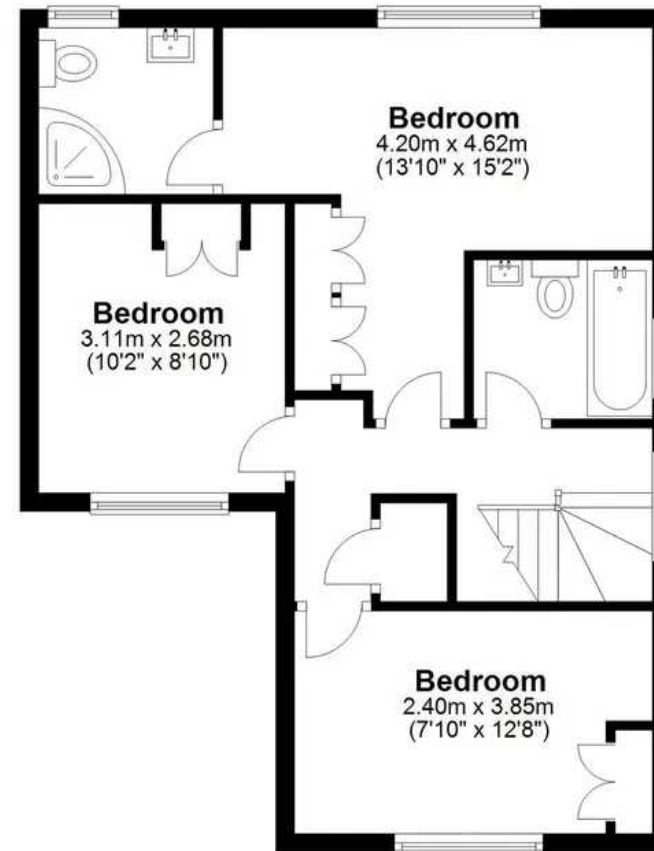
Ground Floor

Approx. 68.8 sq. metres (740.3 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 116.0 sq. metres (1248.6 sq. feet)

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 stairs rising to first floor landing, wood effect flooring, radiator, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

Study

7' 10" x 9' 11" (2.39m x 3.02m)

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

Living Room

16' 5" x 12' 8" (5.00m x 3.86m)

With understairs storage cupboard, wood effect flooring, feature fireplace, vertical radiator, open to:

Kitchen/Dining Room

10' 8" x 21' 8" (3.25m x 6.60m)

With double glazed bi fold doors opening onto the rear garden together with skylight windows. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, island unit with breakfast bar, wood effect flooring, door to:

Family Room

16' 5" x 8' 8" (5.00m x 2.64m)

With double glazed window to front aspect, radiator, fitted storage cupboards, wood effect flooring.

First Floor Landing

With double glazed window to side aspect, built in storage cupboard, doors to:



Bedroom One

13' 10" x 15' 2" (4.22m x 4.62m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, door to:

En Suite

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising shower cubicle, wall hung wash hand basin, concealed cistern wc, fully tiled, radiator.

Bedroom Two

7' 10" x 12' 8" (2.39m x 3.86m)

With double glazed window to front aspect, radiator with attractive cover, fitted wardrobe cupboards.

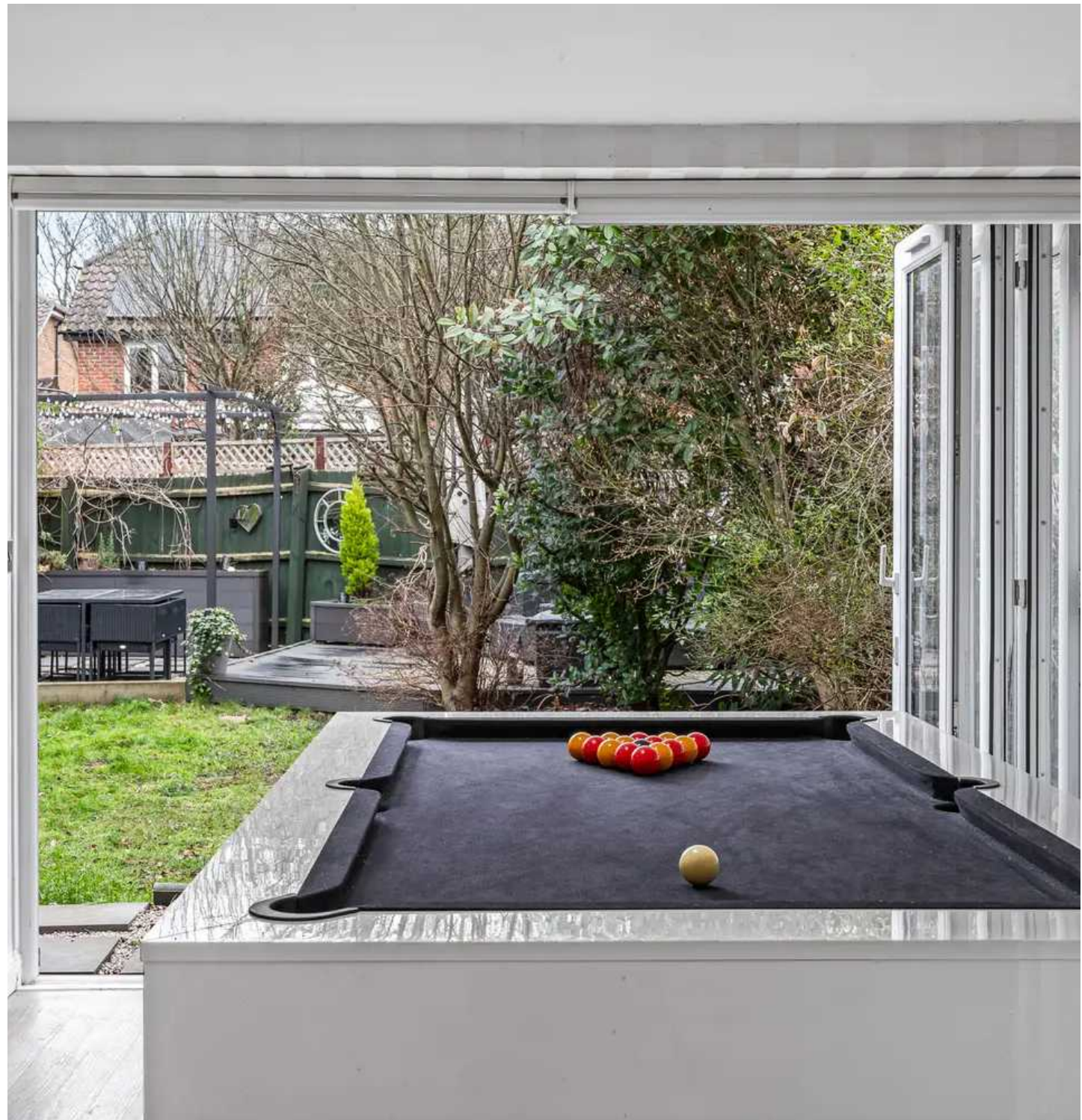
Bedroom Three

10' 2" x 8' 10" (3.10m x 2.69m)

With double glazed window to front aspect, radiator with attractive cover, fitted wardrobe cupboards.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.





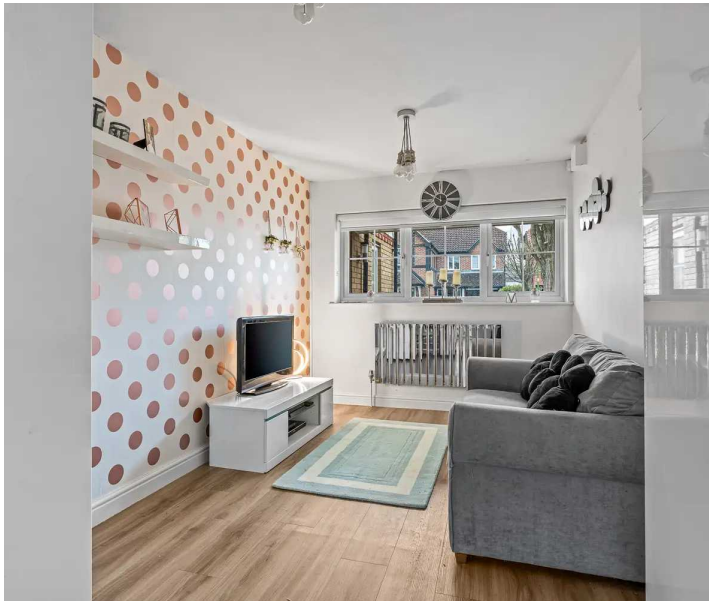
REAR GARDEN

The rear garden is mainly laid to lawn with mature shrub borders with a patio seating area to the immediate rear of the property together with a further decked and paved seating area to the rear of the garden.

DRIVEWAY

2 Parking Spaces

To the front the property benefits from a generous driveway providing off street parking for several vehicles. Gated access to the rear garden.







Elliot Heath Estate Agents

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