



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Large Driveway



Fantastic Rear Garden



EPC Band D

Council Tax

Band: F

£3,260.40 Apr 24/Mar 25.

Local Authority

Welwyn Hatfield Borough

Council

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New Park Lodge, Tylers Causeway, Newgate Street, SG13 8QN
Guide Price £1,200,000 Freehold



New Park Lodge, Tylers Causeway, Newgate Street

An impressive, double-fronted detached residence, in a delightful rural setting with a generous private garden, offered with no onward chain.

Description

A large driveway stretching across the front of this impressive residence provides parking for several vehicles. The property's main door is located at the side of the house in the superb south-facing private garden, which is sizeable, private, enclosed and entirely laid to lawn.

An entrance hall firstly presents a door to the bright, fitted kitchen/diner on the right with access to the beautiful garden. Both the hallway and the kitchen/diner benefit from a traditional flag stone floor. At the far end of the kitchen, a utility room is located as is a cloakroom. The garden can also be accessed from the utility room.

The especially generous dual aspect lounge on the left of the hallway boasts two original fireplaces and two tall bay windows to the front of the property. A door leads through to a second dual aspect reception room which has an external door to the rear.

There is a deep cupboard under the stairs which is set up for the storage of coats and shoes among other things. Stairs lead up from the end of the hallway to the well-balanced first floor accommodation. The high ceilings up here make the rooms feel particularly spacious.

Happily, the large family bathroom has a separate shower as well as a bath and a heated towel rail. The largest, bright double bedroom enjoys a wonderful view of the garden and open countryside beyond thanks to two lovely big sash windows.

Both the second and third double bedrooms boast attractive original fireplaces and the largest of these rooms has a sizeable en-suite bathroom with access to two large, long storage spaces in the eaves.

Location

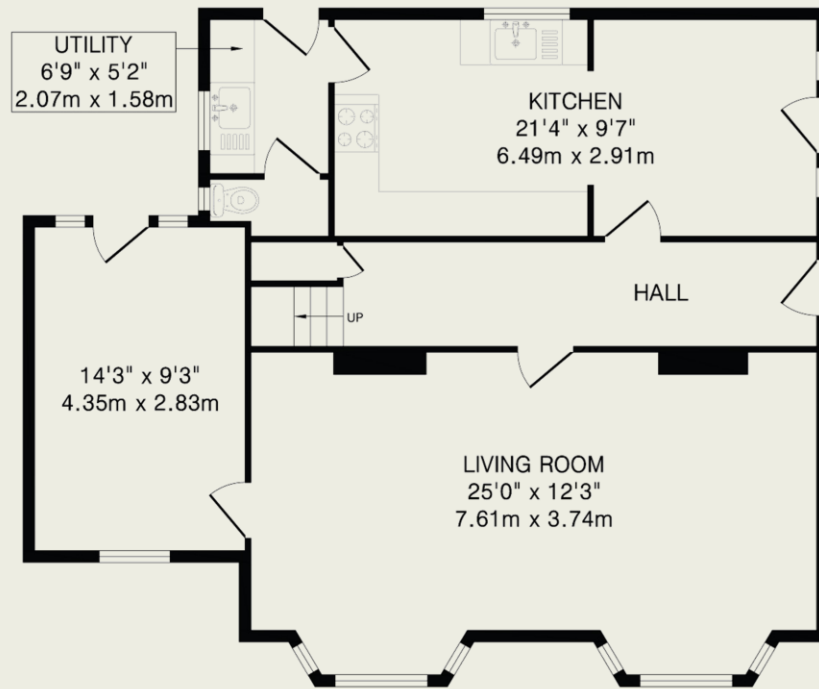
Tylers Causeway is a peaceful, rural spot nestled between the delightful villages of Little Berkhamsted and Newgate Street. The nearest sought after primary school is less than a mile away in Newgate Street Village and the renowned Chancellor's Secondary School is about 2.5 miles away. Bayford and Cuffley Main Line Train Stations are both about two miles away.



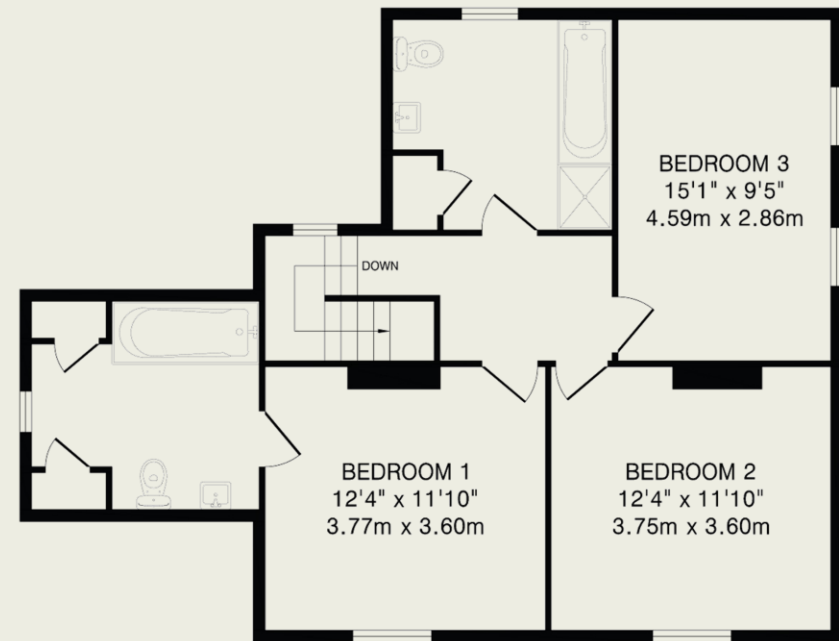


Important Information

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Ground Floor
851 sq.ft.(79.0 sq.m)approx.



First Floor
713 sq.ft.(66.2 sq.m)approx.

TOTAL FLOOR AREA: 1564 sq.ft.(145.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.