



Elliot Heath
ESTATE AGENTS

25 Gypsy Lane, Great Amwell
Guide Price £1,400,000

25 Gypsy Lane

Great Amwell, Ware

Individual detached 4/5-bed in sought-after Great Amwell with vaulted hall, open-plan kitchen/diner, living room with wood burner, large garden, summerhouse/office, ample parking & easy London links.

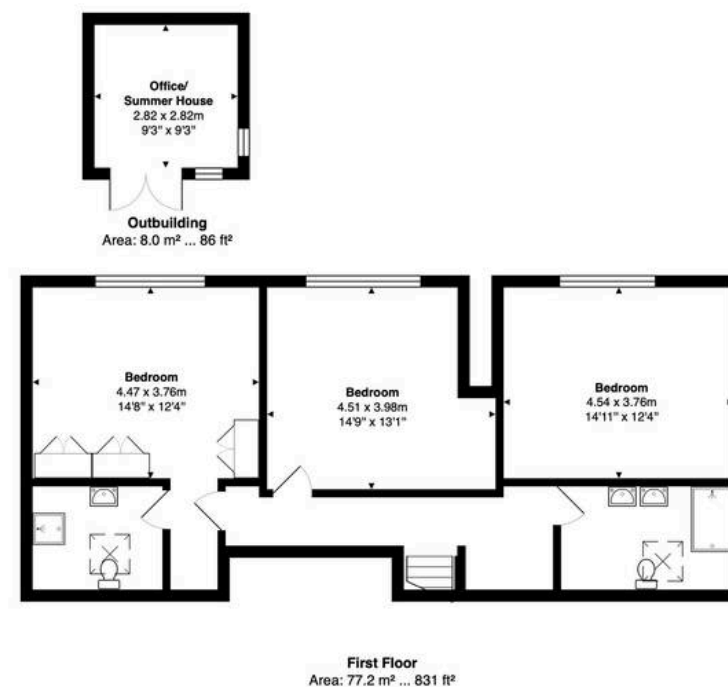
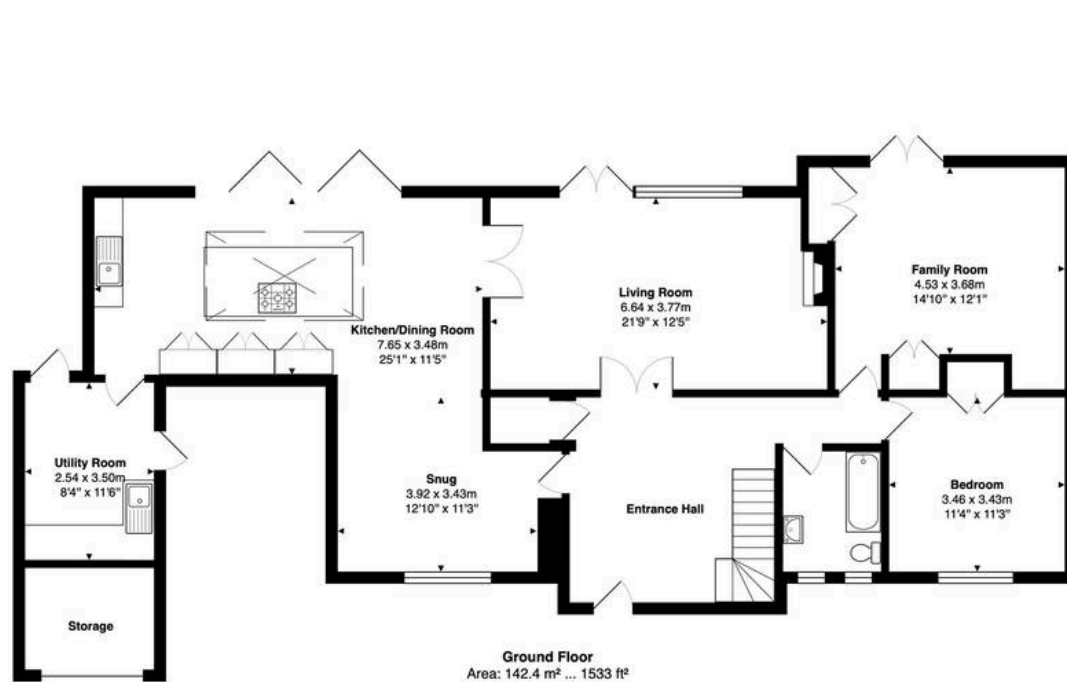
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Total Area: 227.6 m² ... 2450 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

Impressive vaulted ceiling entrance hall, stairs rising to the galleried landing, herringbone wood flooring, radiator, built in storage cupboard, doors to:

Family Room/Bedroom Five

14' 10" x 12' 1" (4.53m x 3.68m)

Currently being used as a gym. With double glazed doors opening onto the rear garden, herringbone wood flooring, radiator, two large built in storage cupboards.

Living Room

21' 9" x 12' 4" (6.64m x 3.77m)

With double glazed doors and windows to the rear garden, herringbone wood flooring, radiator, fireplace with wood burning stove, double doors to:

Kitchen/Dining Room

25' 1" x 11' 5" (7.65m x 3.48m)

With double glazed bi fold doors to the rear garden together with an atrium style roof. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit with fitted Quooker boiling water tap, fully integrated, island unit/breakfast bar, tiled splash back areas, vertical radiator, herringbone wood flooring, door to the utility and open to:

Snug

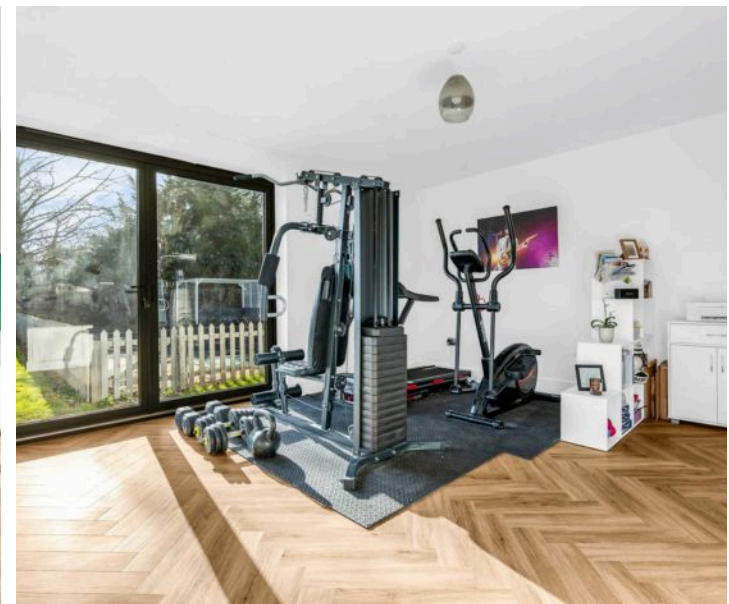
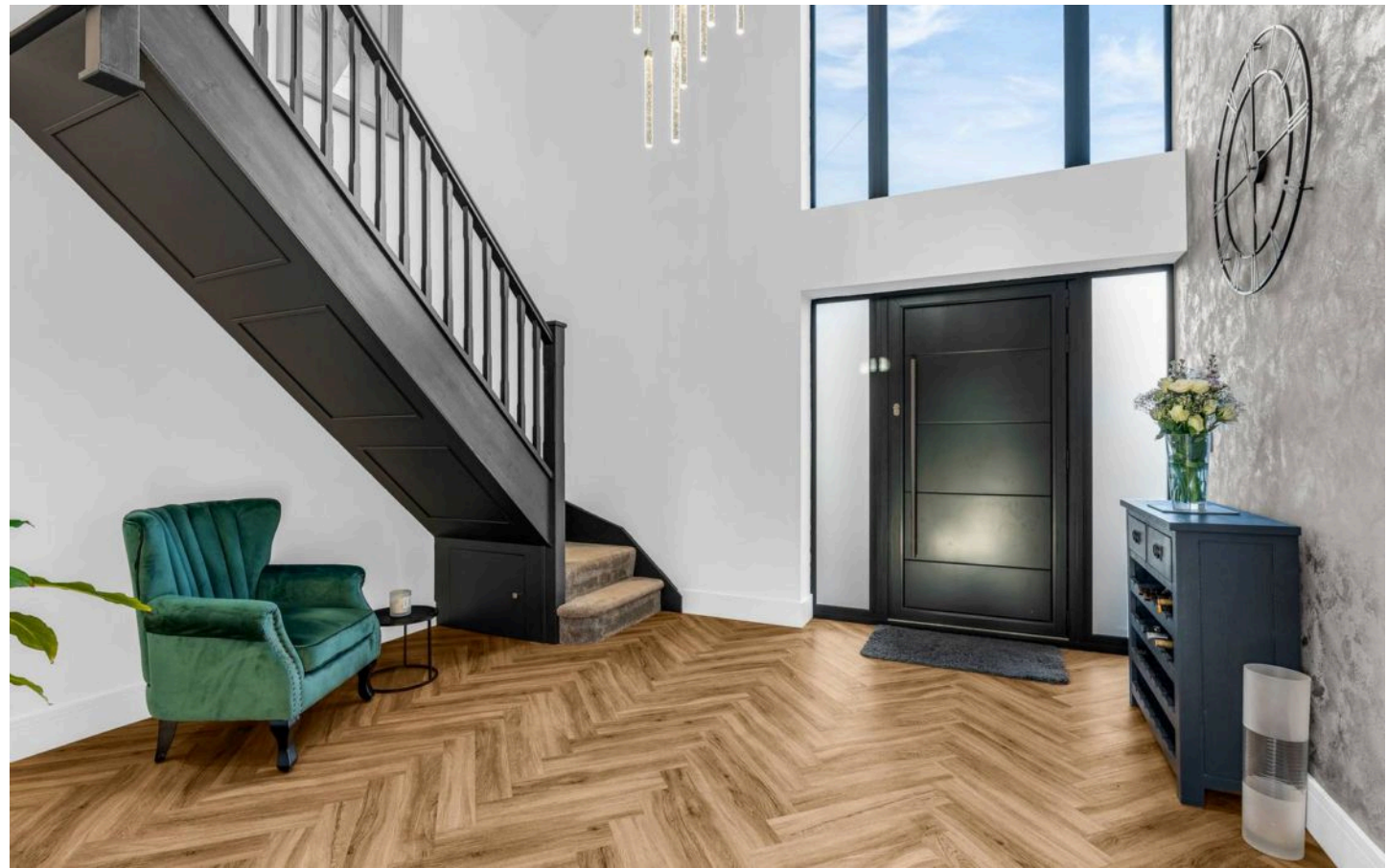
10' 10" x 11' 3" (3.29m x 3.43m)

With double glazed window to front aspect, radiator, herringbone wood flooring, door to the entrance hall.

Utility Room

8' 4" x 11' 6" (2.54m x 3.50m)

With two double glazed doors giving access to outside. Fitted with a range of base units with work surfaces over incorporating a sink and drainer unit, appliances space, tiled splash back areas, herringbone wood flooring, radiator, wall mounted boiler.



Galleried Landing

With stunning double glazed window to front aspect, doors to:

Bedroom One

14' 8" x 12' 4" (4.47m x 3.76m)

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

En Suite Shower Room

With Velux window to front aspect. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Bedroom Two

13' 7" x 13' 1" (4.15m x 3.98m)

With double glazed window to rear aspect, radiator.

Bedroom Three

14' 11" x 12' 4" (4.54m x 3.76m)

With double glazed window to rear aspect, radiator.

Shower Room

With Velux window to front aspect. Fitted with a suite comprising large walk in shower, vanity unit with double wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Detached Office/Summerhouse

9' 3" x 9' 3" (2.82m x 2.82m)

Located to the rear of the garden with double doors and window to front aspect and window to side aspect, power and light connected, fitted with electric under floor heating and fully insulated so ideal for both winter and summer use.





FRONT GARDEN

Front garden mainly laid to lawn with mature planting.

REAR GARDEN

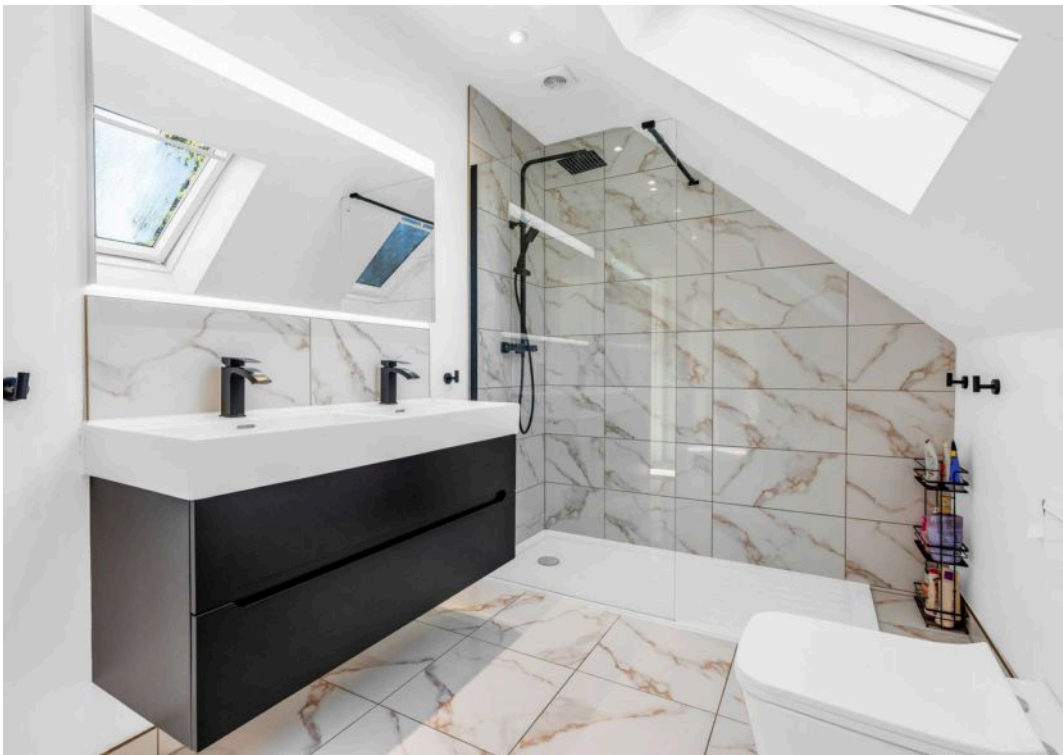
A generous rear garden featuring a patio seating area that opens onto a lawn bordered by mature plants and shrubs. Gated access leads to the outdoor pool area, with a detached office/summerhouse positioned at the rear of the garden.

DRIVEWAY

5 Parking Spaces

Ample frontage providing off street parking for numerous vehicles.







Elliot Heath Estate Agents

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