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

£595,000

4 BEDROOM DETACHED IN SOUGHT AFTER DEVELOPMENT - This detached house provides the opportunity to extend to the rear and is located in a peaceful development on the outskirts of Great Amwell Village. The house provides 4 bedrooms (2 double, 2 singles) to the first floor with ensuite to master bedroom and a family bathroom. To the ground floor is a living room, separate dining room, kitchen, downstairs cloakroom, and an integral garage. Externally the property provides south east facing rear garden laid mostly to patio with well stocked borders and a driveway for 2 vehicles. The house is located close to Amwell Nature Reserve which offers many lovely walks around the protected Lea Valley adjoining the River Lea whilst Ware Train Station and Presdales All Girls School are just a short drive away.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LIVING ROOM 14'3" x 11'3" (4.36 x 3.45)



BEDROOM ONE 14'1" x 11'1" (4.31 x 3.4)



ENSUITE



DINING ROOM 10'4" x 8'5" (3.16 x 2.58)



BEDROOM TWO 11'6" x 8'4" (3.53 x 2.55)



KITCHEN 11'5" x 9'0" (3.5 x 2.76)



FIRST FLOOR

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BEDROOM THREE 10'8" x 7'11" (3.27 x 2.43)



REAR GARDEN



EXTERIOR



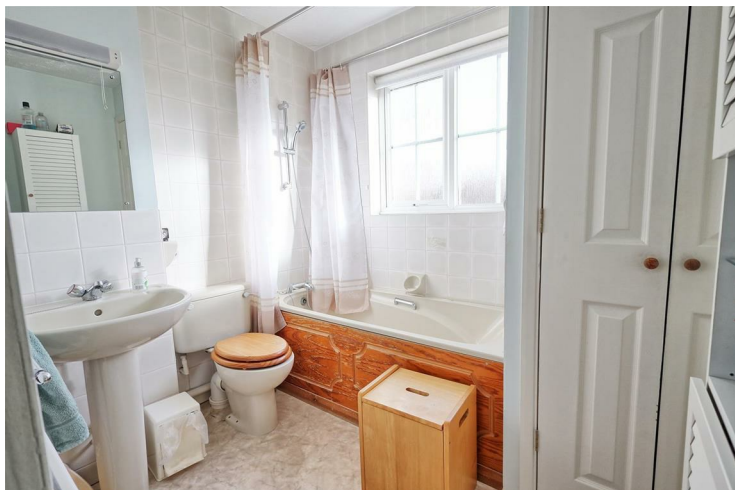
BEDROOM FOUR 8'2" x 6'6" (2.5 x 2)



FRONT/DRIVEWAY






BATHROOM




COUNCIL TAX BAND - E

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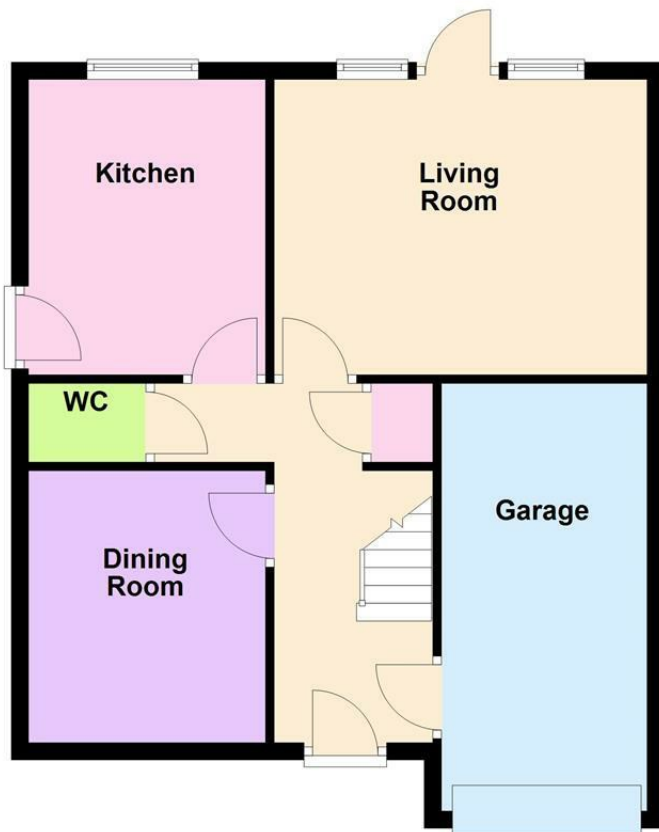


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	83	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

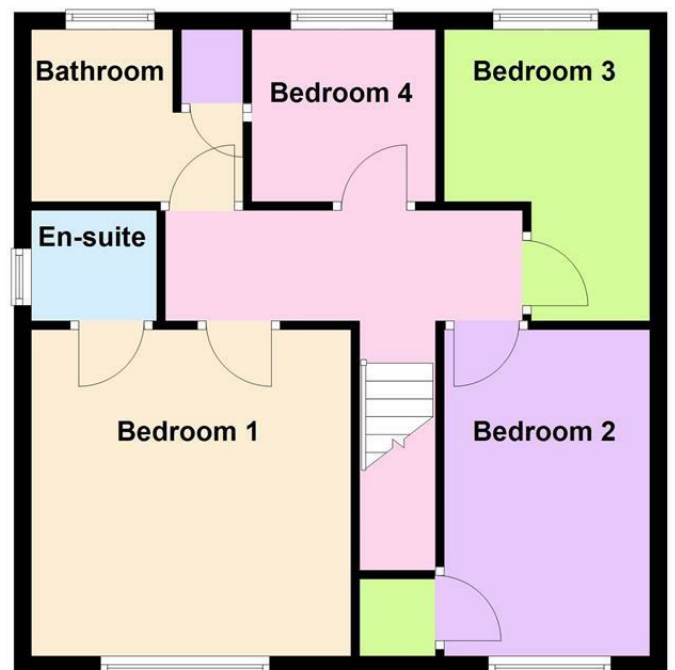
Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 110.4 sq. metres (1187.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.