

# Jonathan Hunt

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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.

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

## 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)



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



## ENSUITE



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



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



## FIRST FLOOR

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

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



## REAR GARDEN



## EXTERIOR



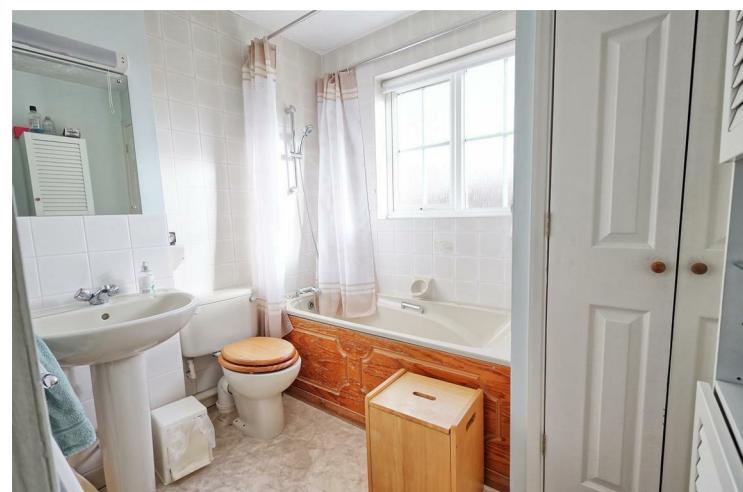
## BEDROOM FOUR 8'2" x 6'6" (2.5 x 2)



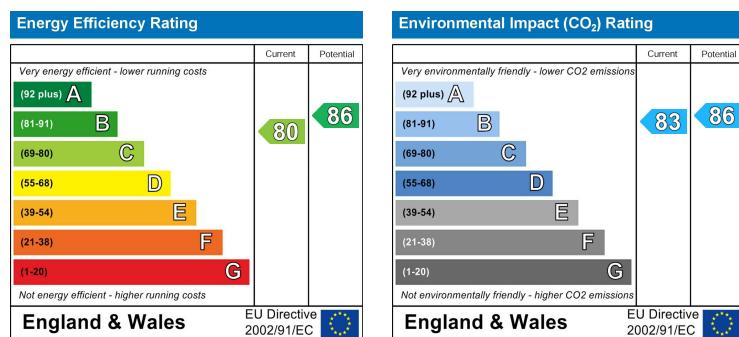
## FRONT/DRIVEWAY



## BATHROOM



## COUNCIL TAX BAND - E



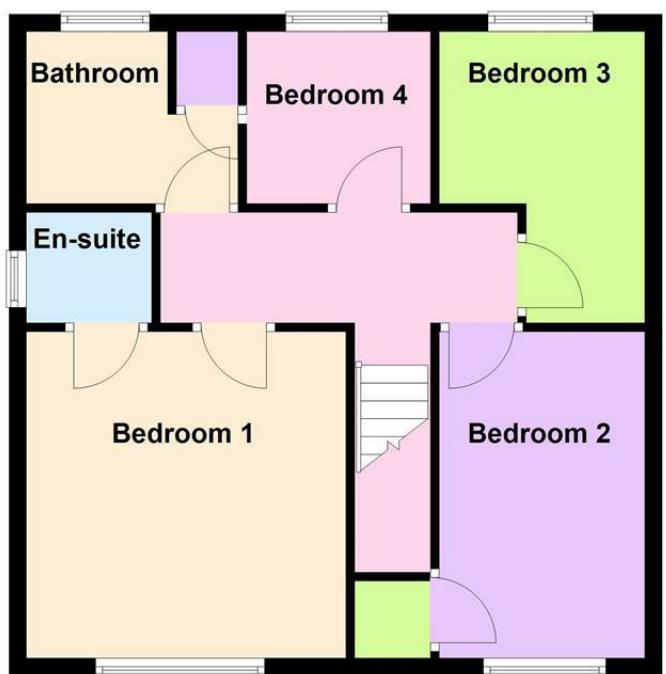
## Ground Floor

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.