



Tylers Causeway, SG13 8QN  
Newgate Street





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GROUP

# Tylers Causeway, SG13 8QN

Kings group are DELIGHTED to bring to market this FOUR BEDROOM DETACHED CHALET BUNGALOW nestled on a staggering 1.1 ACRES for sale on a CHAIN FREE BASIS. We are acting in the sale of the above property and have received an offer of £1,120,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

As you enter the property, you are greeted with an imposing Entrance Hall which then leads to the Downstairs WC and the practical Kitchen. The left hand side of the property is comprised of a great size Dining room which is well-lit from the bay window, a 40 ft long Lounge which allows access to the garden via the French doors, a good size utility room leading to the Downstairs Shower Room alongside entry to the Integrated Double Garage. The right hand side of the property is comprised of an additional Two Reception Rooms, a great size Study. Additionally on the right hand side, you are met with a large Bedroom with a dual access walk-in wardrobe and a 4 Piece Bathroom Suite.

As you enter the upper floor of the property, you are met with Bedroom One which is complimented with a large Dressing room and an Ensuite. There are also Two other great size bedrooms both naturally bright internally with its Skylight style windows. There is also an upstairs well-lit Shower room.

Surrounded by rolling fields and greenbelt land, the Newgate Street area provides a serene, semi-rural lifestyle without sacrificing convenience. You may enjoy access to scenic walking trails, nature reserves, and local equestrian facilities, making it perfect for outdoor enthusiasts. Despite its tranquil setting, the village is just a short drive from the historic market town of Hertford, which offers a fantastic selection of shops, restaurants, cafes, and well-regarded schools.

£1,300,000



- **FOUR BEDROOM DETACHED CHALET BUNGALOW**

- **SITUATED ON 1.1 ACRES OF LAND**

- **INDOOR POOL COMPLEX WITH A STEAM ROOM**

- **SITUATED A SHORT DRIVE AWAY FROM THE VILLAGES OF BROOKMANS PARK AND CUFFLEY**

- **WITHIN CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**

**Entrance Hall 23'4 x 15'9 (7.11m x 4.80m)**

Double glazed windows at front aspect, Stairs leading to first floor landing,

**Dining Room 12'5 x 14'4 (3.78m x 4.37m)**

Double glazed bay window at front aspect

**Lounge 43'1 x 17'1 (13.13m x 5.21m)**

Double glazed windows at front and rear aspect, Double glazed French door leading to garden

**Utility Room 9'1 x 14'4 (2.77m x 4.37m)**

Double glazed window at rear aspect, Sink with drainer unit, Space for washing machine, Space for dryer

**Garage 22'11 x 17'9 (6.99m x 5.41m)**

**Downstairs Shower Room 9'1 x 3'1 (2.77m x 0.94m)**

Double glazed opaque window at side aspect, Shower cubicle, Pedestal wash basin, Low level WC

**Kitchen 11'4 x 18'0 (3.45m x 5.49m)**

Double glazed windows at rear aspect, Sink with drainer, Integrated oven, Electric hob with hood style extractor fan, Space for fridge freezer, Plumbing for dishwasher

**Downstairs WC 6'8 x 4'5 (2.03m x 1.35m)**

Double glazed opaque window at rear aspect, Pedestal wash basin, Low level WC

**Hallway 11'4 x 13'0 (3.45m x 3.96m)**

**Reception Room 12'7 x 13'11 (3.84m x 4.24m)**

Double glazed bay window at front aspect

**Study 8'4 x 15'11 (2.54m x 4.85m)**

Double glazed window at front aspect

**Reception Room 8'10 x 12'8 (2.69m x 3.86m)**

Double glazed window at side aspect

**Downstairs Bathroom 7'11 x 9'4 (2.41m x 2.84m)**

Double glazed opaque window at side aspect, Panel enclosed bath, Separate shower cubicle, Double vanity unit wash basins, Low level WC

**Bedroom Four 11'11 x 15'11 (3.63m x 4.85m)**

Double glazed window at rear aspect

**Wardrobe 4'11 x 11'0 (1.50m x 3.35m)**

Accessed via bedroom and also the hallway

**First Floor Landing**

- **CHAIN FREE ATTRACTIVE CHARACTER PROPERTY WITH COUNTRYSIDE VIEWS**

- **4 RECEPTION ROOMS AND 4 BATHROOMS**

- **PARKING FOR 6+ CARS INCLUDING THE DOUBLE GARAGE**

- **1.86 MILES FROM BAYFORD RAILWAY STATION AND 2.26 MILES FROM CUFFLEY RAILWAY STATION**

- **TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL**

**Bedroom One 15'6 x 14'6 (4.72m x 4.42m)**

Dual aspect double glazed skylights to front and side aspect, Carpeted flooring, access to dressing room and En-suite

**Ensuite 8'5 x 7'9 (2.57m x 2.36m)**

Double glazed skylight to rear aspect, Panel enclosed bath with shower attached, Vanity unit wash basin, Low level WC

**Dressing Room 8'5 x 9'5 (2.57m x 2.87m)**

Double glazed skylight at rear aspect, Carpeted flooring

**Bedroom Two 12'6 x 14'6 (3.81m x 4.42m)**

Dual aspect double glazed skylights to front and side aspect, Carpeted flooring,

**Bedroom Three 11'5 x 9'11 (3.48m x 3.02m)**

Double glazed skylight at rear aspect, Carpeted flooring

**Family Bathroom 7'3 x 6'2 (2.21m x 1.88m)**

Double glazed skylight at rear aspect, Shower cubicle, Vanity unit wash basin, Low level WC

**Swimming Pool Room 55'6 x 24'8 (16.92m x 7.52m)**

Large heated swimming pool, Double glazed skylights at side aspect, Double glazed window at side and rear aspect, Double glazed French doors leading to garden

**Steam Room 6'10 x 7'0 (2.08m x 2.13m)**

Steam room which seats 7 occupants, Tiled flooring

**Mens Shower Room 6'10 x 5'11 (2.08m x 1.80m)**

Double glazed opaque window at front aspect, Shower/Wet room, Pedestal wash basin

**Ladies Shower Room 6'10 x 5'11 (2.08m x 1.80m)**

Double glazed opaque window at front aspect, Shower/Wet room, Pedestal wash basin

**Store Room 9'11 x 9'0 (3.02m x 2.74m)**

Double glazed window at rear aspect

**Swimming Pool Pump Room 6'10 x 4'8 (2.08m x 1.42m)**





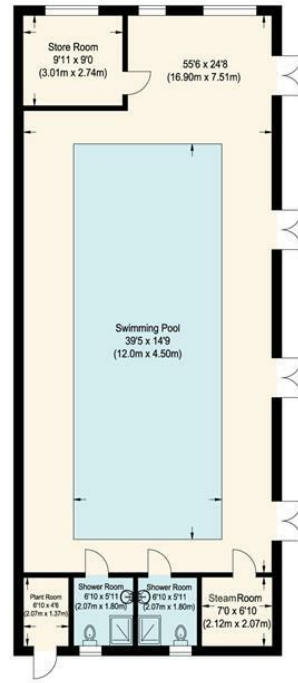
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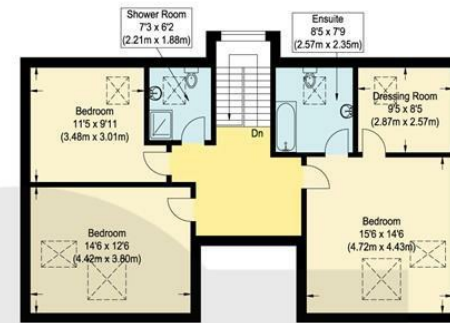
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Outbuilding



Ground Floor



First Floor

## The Willows

Approximate Gross Internal Floor Area : 337.30 sq m / 3630.66 sq ft  
(Excluding Garage & Outbuilding)

Garage Area : 37.70 sq m / 405.79 sq ft

Outbuilding Area : 144.20 sq m / 1552.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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