



# GREAT AMWELL, SG12 9SZ 15 LOWER ROAD

This property has been meticulously designed for secure modern living featuring open plan living spaces, state of the art appliances, electric gate, underfloor heating at the ground floor, future proofing with solar panels, high speed broadband, CCTV and an EV charge point.

GUIDE PRICE

**£1 500 000**

**CONTACT US**

01992 447 442

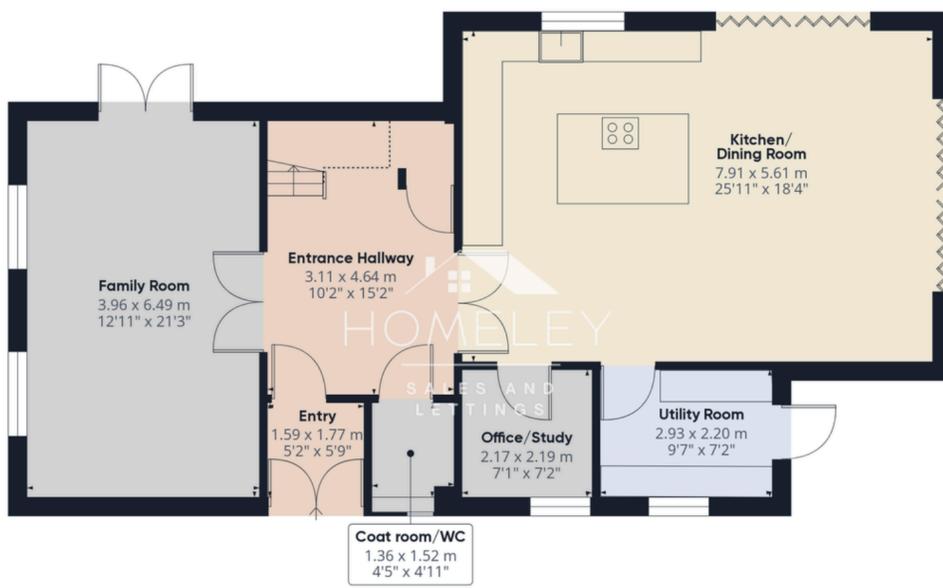


www.homeley.co.uk

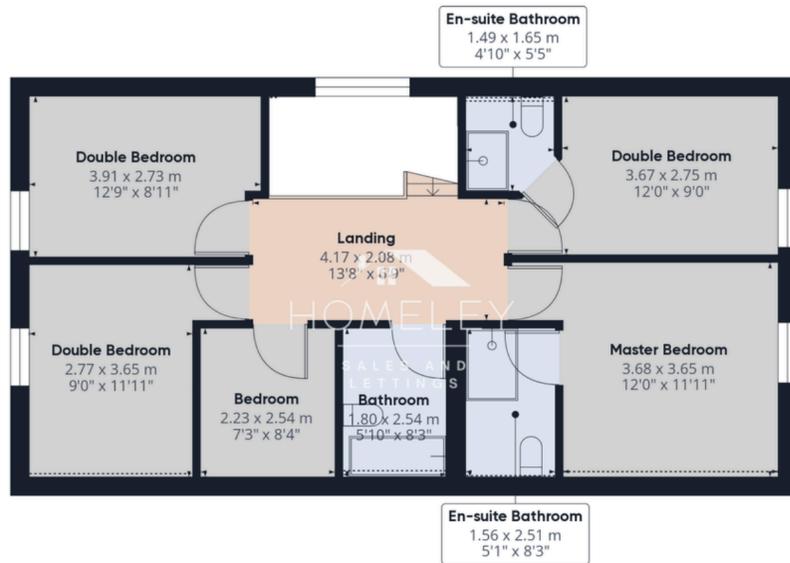


44 Ware Road, Hoddesdon, EN11 9DU

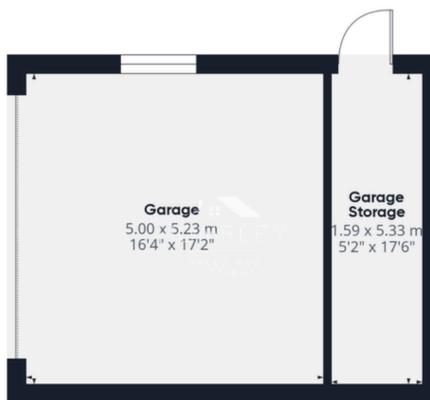




Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>0</sup>  
 209.68 m<sup>2</sup>  
 2256.97 ft<sup>2</sup>

Reduced headroom  
 3.39 m<sup>2</sup>  
 36.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## FEATURES

- Sought after location
- Double garage
- Parking for 8 cars
- Near highly regarded schools
- Private rear garden
- Private gated entrance
- Open plan living
- Rated 99 on EPC

# AMAZING LOCATION

A rare opportunity to buy this stunning chain-free New Build!

