



## Emmewell House 34 Hertford Road, Great Amwell, £1,750,000



Welcome to Emmewell House, an exceptional 5 bedroom detached home offering modern design, generous living spaces and a superb specification located on the outskirts of the highly sought-after and historic village of Great Amwell.

The ground floor showcases a striking open-plan kitchen, dining and lounge area with a large central island and integrated appliances along with 20mm frame sliding doors opening to the private garden - the perfect entertaining space. A separate TV room, dedicated office, secret pantry and utility room ensure practicality and flexibility for modern family life.

Upstairs, the luxurious main bedroom suite boasts a private dressing room leading to a stunning en-suite bathroom beautifully appointed with a freestanding statement bath, perfectly positioned as the centrepiece of the room. The second bedroom also benefiting from an en-suite in addition to

- Exceptional 5 bedroom detached home in sought-after Great Amwell
- Striking open-plan kitchen, dining & lounge with central island
- 20mm frame sliding doors leading to a private garden
- Separate TV room, dedicated office & two utility rooms for flexibility
- Main suite with dressing room and a showpiece freestanding bath
- Two additional en-suite bedrooms plus two further spacious bedrooms
- Designed with efficiency & sustainability - heat pump, solar panels & underfloor heating
- Finished with exceptional attention to detail throughout
- Prime Hertfordshire location with top schools, dining & shopping
- Excellent travel connections from Ware Train Station- 30 mins to Tottenham Hale, under 50 mins to Liverpool Street

