



The Beanside, Watton At Stone Hertford SG14 3TS

Welcome to The Beanside, Watton At Stone Hertford

Located on a quiet cul-de-sac this well-presented three bedroom detached family home situated in the highly regarded and sought after rural village of Watton At Stone, within easy reach of the mainline station with direct access to Kings Cross. The property offers a larger than average reception room, fully fitted kitchen/dining area with direct access to own secluded rear garden and a downstairs cloakroom to the ground floor. There are three bedrooms on the first floor with en-suite shower room to master and a fitted family bathroom. Further benefits include driveway with off street parking for several cars, own garage to side and fully double glazed and centrally heated.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, storage cupboard.

Lounge:

18' 1" x 11' 5" (5.51m x 3.48m)

Double glazed bay window, double glazed window, radiator.

Downstairs Cloakroom:

Wash hand basin with mixer tap over, WC, obscure double glazed window.

Kitchen/Diner:

Fitted wall and base units with work surface over, breakfast bar area, sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, integrated fridge freezer, double glazed window to rear aspect, sliding patio doors leading to rear garden, space for table, radiator.

-First Floor Landing-

Bedroom One:

18' 1" x 11' 7" (5.51m x 3.53m)

Two double glazed windows to front aspect, radiator.

En-Suite Shower Room:

Shower cubicle, WC, obscure double glazed window.

Bedroom Two:

9' 4" x 8' 11" (2.84m x 2.72m)

Double glazed window to side aspect, radiator.

Bedroom Three:

8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed window to side aspect, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin, WC, tiled walls, obscure double glazed window.

-Exterior-

Rear Garden:

Low maintenance rear garden with patio and laid to lawn area.

Driveway:

Off street parking for 2 vehicles and garage.

Garage:

16' 7" x 8' 6" (5.05m x 2.59m)

Up and over door.



check out more properties at williamhbrown.co.uk

4Welcome to The Beanside

- A Deceptively Spacious Detached House
- Large Lounge & Downstairs Cloakroom
- Good Size Master Bedroom With En-Suite
- Family Bathroom
- Private Rear Garden
- Garage & Driveway
- Peaceful Private Road
- Short Walk To Mainline Railway Station

Tenure: Freehold EPC Rating: C

Offers in the region of
£475,000



Total floor area 100.21 sq.m (1,100 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Version number
0004

 william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk