



Watton House, Watton At Stone, Hertford, SG14 3NZ

Welcome to

Watton House, Watton At Stone, Hertford

Set in private grounds in the sought after village of Watton at Stone this THREE DOUBLE BEDROOM EXTENDED semi-detached home with potential to extend (STPP). Externally there is a private and secluded mature rear garden, allocated parking and a garage en-bloc.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, airing cupboard, storage cupboard, electric heater.

Lounge:

16' 2" x 15' 11" (4.93m x 4.85m)

Double glazed patio doors leading to rear garden, brick fireplace, electric heater.

Dining Room:

16' 6" x 13' 11" (5.03m x 4.24m)

Double glazed patio doors leading to rear garden, double glazed window to rear and side aspect, electric heater, French doors leading to breakfast room.

Breakfast Room:

10' 4" x 10' (3.15m x 3.05m)

Door leading to utility room, electric heater, double glazed window to rear aspect.

Utility Room:

10' 2" x 5' 11" (3.10m x 1.80m)

Range of wall and base units with work surface over, tiled flooring.

Kitchen:

10' 2" x 5' 11" (3.10m x 1.80m)

Fitted wall and floor units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, electric hob with stainless steel extractor canopy over, tiled splash back, built in dishwasher, integrated oven and grill, built in microwave, integrated fridge freezer, double glazed window to side aspect.

Study Room:

10' 9" x 8' 6" (3.28m x 2.59m)

Double glazed window to front aspect, electric heater.

Downstairs Shower Room:

Walk in shower with shower attachment over and glass screen, wash hand basin= with mixer tap over, WC, chrome heated towel rail, under floor heating, obscure double glazed window to side aspect.

-First Floor Landing-

Large storage cupboard, doors to all bedrooms and shower room.

Bedroom One:

20' 4" x 13' 2" (6.20m x 4.01m)

Three Velux windows, French doors opening onto a Juliette balcony overlooking rear garden, four storage cupboards, electric heater.

Bedroom Two:

13' 2" x 11' 5" (4.01m x 3.48m)

Three Velux windows, two storage cupboards, electric heater.

Bedroom Three:

13' 2" x 8' 7" (4.01m x 2.62m)

Velux window, double glazed window to side aspect, electric heater.

Shower Room:

Shower cubicle with shower over and glass door, wash hand basin with chrome mixer tap over, WC, chrome heated towel rail, under floor heating, Velux window.

-Exterior- Rear Garden:

A secluded rear garden with a paved patio area with steps leading down to laid to lawn garden with mature shrubs, borders and trees, potted plants, storage shed, rear access.

Front Garden:

Path leading to front, laid to lawn garden with borders ad plants.

Parking:

One allocated parking space.

Garage-En-Bloc:

Agents Notes:

There is a management charge on this site. Please ask the agent for more details.



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Welcome to

Watton House, Watton At Stone Hertford

- Three DOUBLE Bedroom Family Home
- Potential To Extend (STPP)
- Downstairs & Upstairs Shower Rooms
- Large Master Bedroom With Juliette Balcony
- Two Large Reception Rooms With Doors To Rear Garden

Tenure: Freehold EPC Rating: E

£600,000



Total floor area 163.4 sq.m. (1,758 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

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