



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

## Welcome to Watton House, Watton At Stone, Hertford

This expansive ground floor conversion flat boasts a generous size with two double bedrooms, featuring an en suite shower in the master bedroom and a separate bathroom. The larger than average reception rooms showcase charming period features and provide direct access to beautifully maintained communal gardens spanning approximately four acres. Enjoy scenic views and ample natural light through dual aspect windows in the well-appointed kitchen. The property includes allocated parking, a garage en bloc, and the added benefit of a share of freehold. Nestled in the peaceful village of Watton at Stone, it offers a tranquil setting within a short walk to the local high street and the Watton at Stone train line. Watton-at-Stone high street offers two traditional village pubs, a GP surgery, dental practice, pharmacy, butchers, post office, hair salon, bakery and a dry cleaners. There are also plenty of local clubs such as cricket and tennis. The mainline railway station offers services from Stevenage to London's Moorgate and King's Cross.



## -Accommodation Overview-

### **Communal Entrance Hall:**

Communal entrance hall with secure entry phone.

### **Entrance Hall:**

Storage cupboard, door to all rooms.

### **Lounge/Diner:**

17' 10" x 15' 11" ( 5.44m x 4.85m )

Single glazed window & patio doors to rear looking over communal gardens, wooden floor, radiator, high ceilings.

### **Kitchen:**

10' 7" x 10' 2" ( 3.23m x 3.10m )

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, space for washing machine, space for dishwasher, space for fridge freezer, single glazed window, tiled walls.

### **Bedroom One:**

17' 11" x 10' 9" ( 5.46m x 3.28m )

Single glazed windows overlooking communal gardens, floor to ceiling built in wardrobes, door leading to en-suite shower room, radiator.

### **En-Suite Shower Room:**

Shower cubicle with shower unit and screen door, wash hand basin with mixer tap and storage cupboard beneath, WC, wall mounted mirror cabinet, tiled walls.

### **Bedroom Two:**

15' 11" x 8' 7" ( 4.85m x 2.62m )

Single glazed window, built in floor to ceiling wardrobes, radiator.

### **Bathroom:**

Three piece suite comprising of panel enclosed bath with panel enclosed bath with shower attachment, wash hand basin, WC, tiled surround.

## -Exterior-

### **Communal Gardens**

### **Parking:**

Allocated parking & garage



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## Welcome to

### Watton House, Watton At Stone

- Two Bedroom, Two Bathroom Ground Floor Flat
- Garage & Allocated Parking
- Long Lease
- Entry Phone System
- Beautiful Communal Grounds
- Share Of Freehold
- Desirable & Secluded SG14 Location
- Grade II Listed Converted Manor House

Tenure: Leasehold EPC Rating: F

# £365,000



Total floor area 81.0 sq.m. (872 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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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HFD107252 - 0001

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