



Station Road, Watton At Stone, HERTFORD, SG14 3SH



Welcome to Station Road, Watton At Stone, HERTFORD

This beautifully presented, bright, and spacious three-bedroom end-of-terrace family home is located in the picturesque village of Watton-at-Stone, just a stone's throw from the railway line, local schools, and shops. The modern property boasts a high-specification kitchen with built-in appliances, ideal for contemporary family living, alongside a convenient downstairs cloakroom. The rear reception room provides direct access to a private and secluded rear garden, complete with rear access to two allocated parking spaces. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with its own en-suite, and a separate family bathroom. Additional features include double glazing throughout, central heating, a fully boarded and insulated loft for extra storage, and a charming front garden. This home offers a perfect blend of modern comfort and village charm, ideal for families or professionals seeking a tranquil yet well-connected lifestyle.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, storage cupboard, radiator.

Downstairs Cloakroom:

Wash hand basin with mixer tap over, WC, chrome heated towel rail, tiled walls, tiled floor, obscure double-glazed window to front aspect.

Lounge:

14' 8" max x 14' 6" excluding storage cupboard (4.47m max x 4.42m excluding storage cupboard)
Double glazed patio doors leading to private rear garden, storage cupboard, spot lighting, radiator.

Kitchen:

12' 2" x 7' 9" (3.71m x 2.36m)
Fitted kitchen with wall and base units and work surface over, breakfast bar, ceramic sink with mixer tap over, electric hob with extractor canopy over, eye-level oven and grill, wine fridge, integrated washing machine, integrated fridge freezer, integrated dishwasher, double glazed window, radiator, spot lighting.

-First Floor Landing-

Storage cupboard, access to loft (boarded & insulated)

Bedroom One:

13' 9" x 8' 3" (4.19m x 2.51m)
Double glazed window to rear aspect, carpeted, ceiling fan, radiator, door to en-suite shower room:

En-Suite Shower Room:

Shower cubicle with wall mounted shower and glass screen, concealed cistern WC, wash hand basin with mixer tap and cupboard beneath, chrome heated towel rail.

Bedroom Two:

10' 2" max x 8' 3" max (3.10m max x 2.51m max)
Double glazed window to front aspect, carpeted, radiator.

Bedroom Three:

9' 5" max x 6' 4" max (2.87m max x 1.93m max)
Double glazed window to rear aspect, carpeted, radiator.

Bathroom:

Three-piece suite comprising f panel enclosed bath with wall mounted shower over and glass screen, wash hand basin with mixer tap, WC, tiled walls, tiled floor, obscure double glazed window to front aspect.

-Exterior-

Rear Garden:

A low maintenance rear garden with decking area leading to lawn, storage shed, fence boundary walls.

Front Garden:

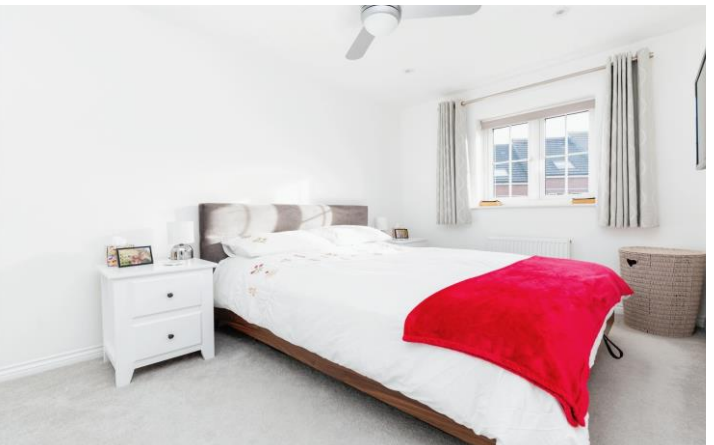
Path leading to front, shingle decoration.

Parking:

One allocated parking space.

Agent Note:

The sellers advise that they pay £307 per annum as a contribution towards upkeep of the road. Please ask agent for details.



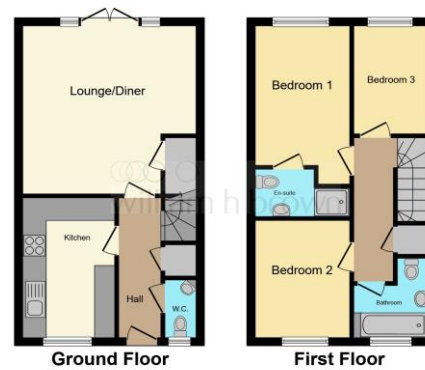
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Welcome to

Station Road, Watton At Stone

- Three Bedroom End Of Terrace House
- Bright Lounge With Direct Access To Rear Garden
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Modern Family Bathroom
- Sought After Village Location

Tenure: Freehold EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part must rely upon its own inspection(s). Powered by www.focusagent.com



£450,000



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Property Ref:
HFD107700 - 0002

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