

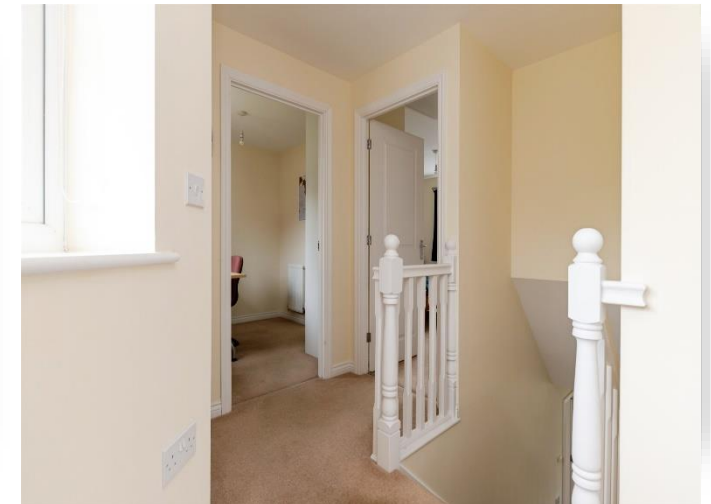


**Clappers Lane, Watton At Stone, Hertford, SG14 3QA**



## Welcome to Clappers Lane, Watton At Stone, Hertford

Situated in the ever-popular and well-connected village of Watton-at-Stone, this larger-than-average three-bedroom semi-detached home offers generous living space, modern finishes, and an ideal setting for family life. The ground floor welcomes you with a sleek, contemporary kitchen, a separate dining room, and a bright and airy living room with direct access to a private and secluded rear garden-perfect for entertaining or relaxing. The garden also benefits from side access via the living room. A downstairs cloakroom and ample built-in storage complete the ground floor accommodation. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom boasts fitted wardrobes and a stylish en-suite shower room. A separate modern family bathroom serves the remaining bedrooms, offering both convenience and comfort. Additional features include double glazing throughout, gas central heating, and two off-street parking spaces located under a private car port. Perfectly positioned just a 2 min walk from Watton-at-Stone railway station, local shops, reputable schools, and scenic countryside walks, this home combines village charm with excellent connectivity-ideal for growing families and commuters alike.



## **-Accommodation Overview-**

### **Entrance Hall:**

Stairs to first floor.

### **Downstairs Cloakroom:**

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

### **Lounge:**

17' 11" max x 10' 11" max (5.46m max x 3.33m max )

Double glazed window to front aspect and double-glazed patio doors leading to private rear garden, radiator, carpet.

### **Dining Room:**

14' into bay window x 9' 4" ( 4.27m into bay window x 2.84m )

Double glazed bay window to front aspect, radiator.

### **Kitchen:**

14' 2" max x 9' 6" max (4.32m max x 2.90m max)

Fitted wall and base units with work surface over, one and half bowl sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine, spot lighting, double glazed door leading to rear garden, double glazed window to rear aspect, radiator.

## **-First Floor Landing-**

Double glazed window to rear aspect, carpet, door to all rooms, loft access.

### **Bedroom One:**

16' 11" x 13' 2" (5.16m x 4.01m)

Double glazed window, fitted wardrobes, radiator, carpet, door to en-suite shower room.

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

A large walk-in shower with wall mounted shower over and tiles, wash hand basin, WC, chrome heated towel rail, obscure double-glazed window.

### **Bedroom Two:**

13' 1" x 12' 6" (3.99m x 3.81m)

Double glazed window to front aspect, storage cupboard, carpet, radiator

### **Bedroom Three:**

7' 7" max x 7' 3" max (2.31m max x 2.21m max)

Double glazed window to rear aspect, carpet, radiator.

### **Bathroom:**

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

## **-Exterior-**

### **Rear Garden:**

A low maintenance rear garden with patio area, lawn, storage shed, side access.

### **Parking:**

Car Port for two allocated spaces.

### **Agent Notes:**

Please note there is a service charge of £230 per year for maintenance for road. Please ask agent for more details.



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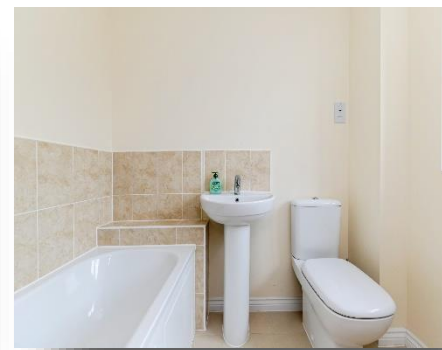
**Welcome to**

## **Clappers Lane, Watton At Stone Hertford**

- A Well Presented Three Bedroom End Of Terrace Family Home
- Situated In A Sought After Village Location
- Located Just a 2 Min Walk To Watton At Stone Train Station
- Fitted Kitchen With Direct Access To Rear Garden
- Modern En-Suite Shower Room To Bedroom One
- Family Bathroom
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B

**£540,000**



Please note the marker reflects the postcode not the actual property

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**william h brown**



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



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