



Stoney Fields, Watton At Stone, Hertford, SG14 3QD

welcome to Stoney Fields, Watton At Stone, Hertford

This well-proportioned two double bedroom end of terrace family home is ideally situated in the quiet and popular village of Watton-at-Stone, just a short walk from the village railway station, local shops, and well-regarded schools. Beautifully presented throughout, the property offers a perfect balance of modern style and practical living. The ground floor features an open-plan modern kitchen/living/dining room, providing a bright and sociable space ideal for family life and entertaining, along with a downstairs cloakroom. From the living area, there is direct access to the private and secluded rear garden, offering a peaceful retreat for outdoor relaxation. Upstairs, there are two generous double bedrooms and a contemporary family bathroom finished to a high standard. Externally, the property benefits from allocated parking for two cars located directly outside the home, adding further convenience. This attractive property represents an excellent opportunity to acquire a modern, well-presented home in a sought-after village location within easy reach of excellent transport links and local amenities.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, radiator.

Open Plan Lounge:

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, access to downstairs WC.

Kitchen:

11' 9" x 10' 2" (3.58m x 3.10m)

Fitted wall and floor units with work surface over, sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, double glazed window to rear aspect. Door leading to rear garden.

Downstairs Cloakroom:

Pedestal wash hand basin, WC, wall mounted mirror, radiator.

-First Floor Landing-

Loft hatch, radiator, carpet.

Bedroom One:

13' 8" x 9' 9" excluding storage cupboard (4.17m x 2.97m excluding storage cupboard)

Two double glazed windows to rear aspect, storage cupboard, carpet, radiator.

Bedroom Two:

13' 8" narrowing to 10' 2" x 10' (4.17m narrowing to 3.10m x 3.05m)

double glazed window to front aspect, storage cupboard, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, obscure double-glazed window.

-Exterior-

Rear Garden:

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

Parking:

Two parking spaces to front of the property.

Agent Note:

There is a management charge of £147.85 twice a year. Please ask agent for more details.



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Welcome to

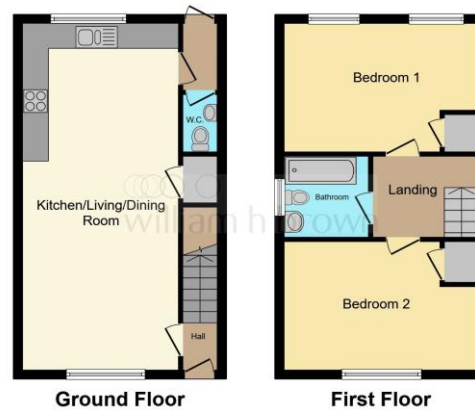
Stoney Fields, Watton At Stone Hertford

- Bright Open Plan Lounge / Fitted Kitchen
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden
- Sought After Village Location
- Two Double Bedrooms
- Easy Reach Of Excellent Transport Links And Local Amenities

Tenure: Freehold

EPC Rating: C

Council Tax Band: D



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 party must rely upon its own inspection(s). Powered by www.localagent.com

£388,000



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Property Ref:
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