



The Beanside, Watton At Stone, Hertford, SG14 3TS

Welcome to

The Beanside, Watton At Stone Hertford

This beautifully presented four-bedroom detached family home is nestled in a tranquil cul-de-sac. Boasting spacious living areas, including a converted garage, a modern kitchen, and a convenient downstairs cloakroom, the property offers an abundance of comfort. The private and secluded rear garden with side access adds to the appeal. Upstairs, four bedrooms including bedroom one with an en-suite shower room and a further separate family bathroom which provide ample accommodation. External features include off-street parking for several cars. Located in the peaceful village of Watton at Stone, it's a brief stroll to the mainline, local shops and schools enhancing its convenience.



-Accommodation Overview-

Entrance Hall

Opens to lounge, downstairs cloakroom, wood flooring.

Downstairs Cloakroom:

Wash hand basin, WC, tiled floor, porthole window.

Lounge/Dining Room:

14' 6" x 10' 7" (4.42m x 3.23m)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, feature fireplace, two radiators.

Dining Room/Study:

14' 4" x 7' 8" (4.37m x 2.34m)

Double glazed window to front, storage cupboard.

Kitchen:

13' 6" x 8' 8" (4.11m x 2.64m)

Fitted wall and base units with work surface over, breakfast bar, one and half bowl stainless steel sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, space for washing machine, space for dishwasher, double glazed window, double glazed door leading to rear garden, spot lighting, tiled flooring, radiator, wall mounted boiler.

-First Floor Landing-

Loft hatch, storage cupboard, double glazed window to side aspect.

Bedroom One:

15' 1" x 10' 7" (4.60m x 3.23m)

Double glazed window to front aspect, carpet, radiator.

En-Suite Shower Room:

Shower with shower attachment, wash hand basin with taps over, WC, chrome heated towel rail, tiled flooring, double glazed window to side aspect.

Bedroom Two:

10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

Bedroom Three:

10' x 8' 8" (3.05m x 2.64m)

Double glazed window to rear aspect, carpet, radiator.

Bedroom Four:

9' x 8' 5" (2.74m x 2.57m)

Double glazed window to front aspect, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin with mixer tap over, WC, chrome heated towel rail, wall mounted mirror, obscure double glazed window, tiled flooring.

-Exterior-

Rear Garden:

Low maintenance rear garden being paved patio with storage shed, fence boundary walls, side access.

Parking:

Off street parking for one car and shared use of four further spaces on private road.

About Watton-At-Stone:

Watton At Stone is known for its picturesque countryside, historic buildings and has many benefits including St Andrews church, local pub, village green, shops including a post office, butchers, hair dressers, coffee shop and much more, it also has beautiful country walks. Watton at stone offers a tranquil and quintessentially English setting for residents and visitors alike.

Agent Note:

Management charge of £100 per annum for road maintenance.



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Welcome to

The Beanside, Watton At Stone Hertford

- Four Bedroom DETACHED Family Home
- Converted Garage Into Dining Room/Study
- Fitted Kitchen With Breakfast Bar
- Downstairs Cloakroom & Family Bathroom
- Off Street Parking To Front For Several Cars

Tenure: Freehold EPC Rating: C

Price

£525,000



Total floor area 110.8 m² (1,193 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.focusagent.com



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HFD107317 - 0005

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