



**Station Road, Watton At Stone, Hertford, SG14 3SH**



## Welcome to Station Road, Watton At Stone, Hertford

This beautifully presented, bright, and spacious three-bedroom 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 brand new high-specification kitchen with built-in appliances and Quartz worktops, 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 bedrooms, including a master bedroom with its own en-suite shower room, and a separate family bathroom. Additional features include double glazing throughout, central heating and a partly boarded and insulated loft for extra storage. This home offers a perfect blend of modern comfort and village charm, ideal for families or professionals seeking a tranquil yet well-connected lifestyle. Viewing is highly recommended to fully appreciate all this property has to offer!



## -Accommodation Overview-

### Entrance Hall:

Stairs leading to first floor, storage cupboard, radiator.

### Downstairs Cloakroom:

Wash hand basin with mixer tap over, WC, tiled walls, double glazed window to front aspect.

### Lounge / Diner:

15' max x 14' 8" ( 4.57m max x 4.47m )

Double glazed door leading to rear garden, under stairs storage cupboard, spot lighting, laminate flooring, radiator.

### Kitchen:

Newly fitted wall and floor units with Quartz work surface over and unit lighting, butler style sink unit with stylish mixer tap over, four ring gas hob with electric oven beneath and extractor canopy over, built in dishwasher, integrated fridge freezer, integrated washing machine, built in wine rack, double glazed window to front aspect, tiled floor, spot lighting.

### -First Floor Landing-

Loft Access ( partly boarded and insulated) storage cupboard.

### Bedroom One:

12' 5" excluding wardrobes x 8' 9" max ( 3.78m excluding wardrobes x 2.67m max )

Double glazed window to rear aspect, carpet, fitted wardrobes, radiator. Door leading to en-suite.

### En-Suite Shower Room:

Double shower cubicle with wall mounted shower attachment, wash hand basin with mixer taps and storage beneath, WC, shaver point, mirror, chrome heated towel rail.

### Bedroom Two:

10' 4" x 8' 6" ( 3.15m x 2.59m )

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



### Bedroom Three:

9' max x 7' max ( 2.74m max x 2.13m 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, pedestal wash hand basin with mixer tap over, WC, shaver point, mirror cupboard, chrome heated towel rail, tiled floor.

### -Exterior-

### Rear Garden:

A low maintenance rear garden with patio area great for seating, lawn, storage shed, rear access, fence boundary walls.

### Parking:

Two allocated parking spaces.

### Agent Note:

Please note there is a management charge for the road. £156 twice a year. Please ask agent for more details.





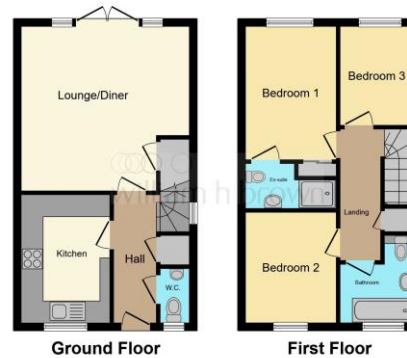
**Welcome to**

## **Station Road, Watton At Stone Hertford**

- A Well Presented Three Bedroom Terraced Family Home
- Two Allocated Parking Spaces
- Downstairs Cloakroom & Upstairs Family Bathroom
- En-Suite Shower Room To Bedroom One
- Bright & Airy Lounge With Direct Access To Rear Garden
- A Low Maintenance Rear Garden With Rear Access
- Set In A Beautiful Village Location Of SG14

Tenure: Freehold EPC Rating: C

**£450,000**



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.focalagent.com



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