

Lanes

ESTATE AGENTS

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46 High Street, Watton At Stone, Hertford, SG14 3SY

£250,000

Located in the wonderful village of Watton at Stone is this one bedroom Grade Two listed character property, offered on a Chain Free basis. The property benefits from lounge, dining area, kitchen, bedroom and bathroom, and is just a short walk to Watton at Stone train station. This beautiful home also has the added benefit of a small garden area offering you additional storage. There are local schooling options as well as local amenities, and other transport links including the A1, A10 and A414. Please call Lanes Estate agents today to arrange a viewing.



Dining Area

11'5 x 7 (3.48m x 2.13m)

Lounge

11'5 x 9'10 (3.48m x 3.00m)

Kitchen

7'9 x 5'5 (2.36m x 1.65m)

Bedroom

11'4 x 9'7 (3.45m x 2.92m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

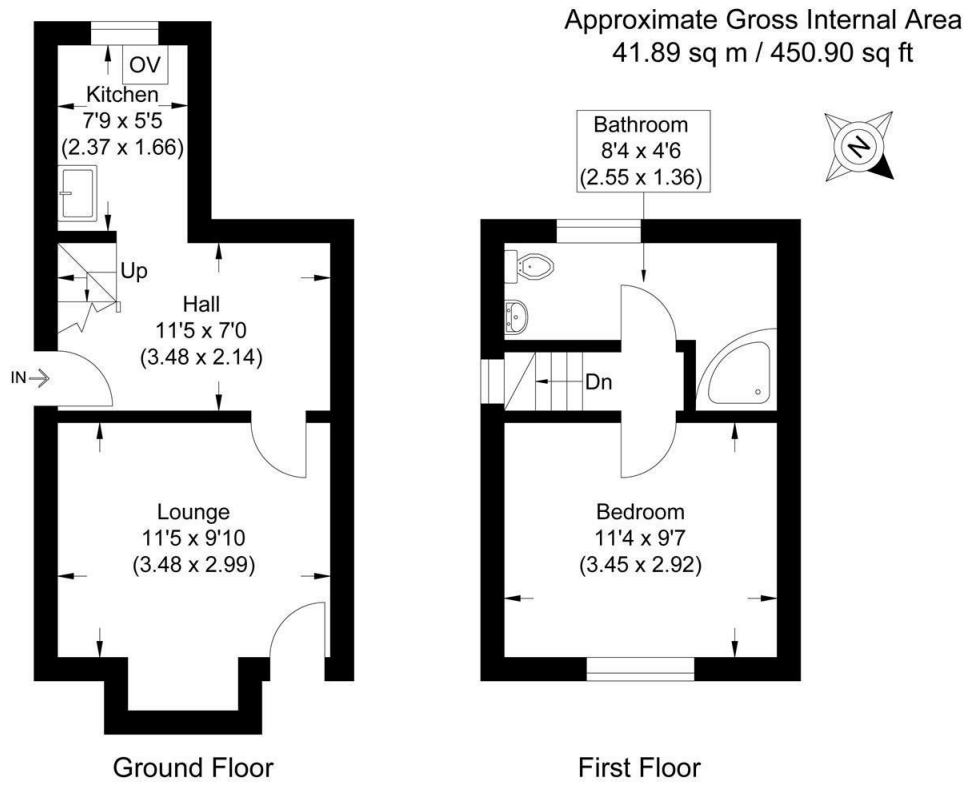


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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