

## 63 Station Road, Watlington PE33 0JF

£475,000

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Perfectly positioned within walking distance of the village green, award-winning local pub, shop, primary school, train station and doctor's surgery, this detached home embodies the best of village living—community spirit, convenience, and a peaceful atmosphere. A versatile and spacious family home with room to grow, it promises a lifestyle to cherish.



## Key Features

- Detached House
- Four Double Bedrooms
- Wealth of Accommodation - Three Reception Rooms
- Walking Distance to Train Station
- Generous Corner Plot
- Off-road Parking and Double Garage
- Wonderful South Facing Garden
- Close to Heart of Village - Pub, School, Doctors and Shop all nearby
- Utility and Second Shower Room
- Potential to Extend (STPP)

