



11, Lammas Road, Watton At Stone

SG14 3RH

Guide Price £900,000



[stevenoates.com](http://stevenoates.com)



## 11 Lammas Road, Watton At Stone, SG14 3RH

Steven Oates are delighted to offer this rarely available, four bedroom detached family home, situated in the sought after Village location of Watton At Stone. Lammas Road is an extended 4 bedroomed house that has been much improved by the current owners and is arranged over two levels. On the ground floor, there is living room, open plan 22' kitchen/dining area, study, utility room and ground floor cloakroom. On the first floor, there are four double bedrooms, the master has its own en-suite and a modern family bathroom. Externally, there is off street parking and garage accessed via electric roller shutters. To the rear, there is a mature rear garden which is landscaped and offers seclusion. At the end of the garden, you benefit having direct access to the River Beane to enjoy a coffee in peace within the tranquil setting. Internal viewing highly recommended.

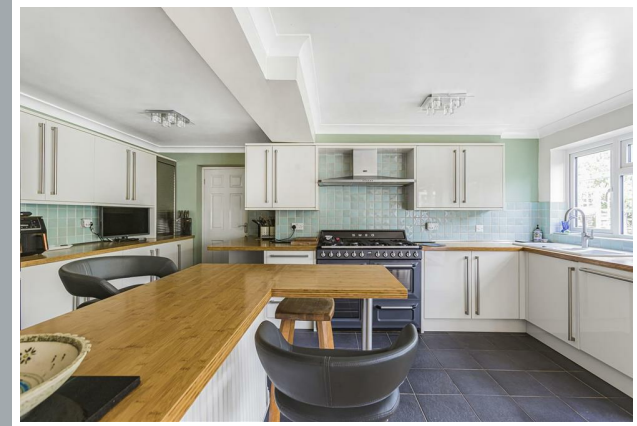
Watton At Stone is a picturesque Hertfordshire village, with a mixture of traditional and modern housing, centred around a high street that features a village bakery, a traditional village Post Office, a small village store and newsagents, doctors and dentist surgery. The village also benefits from two excellent Public Houses; The George & Dragon and The Bull both serving good local ales and outstanding food. For commuters, the village benefits from a mainline train station which is only a short distance away providing connections to the City within just 45 minutes.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



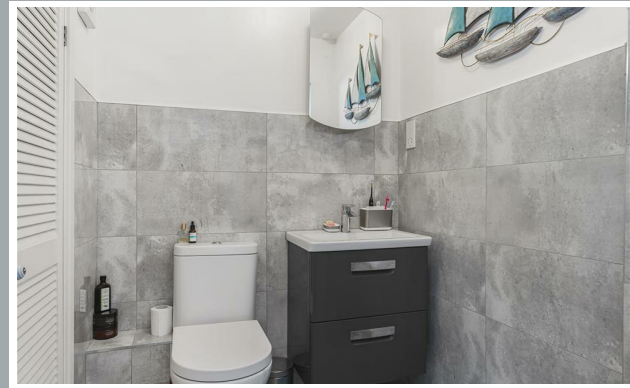
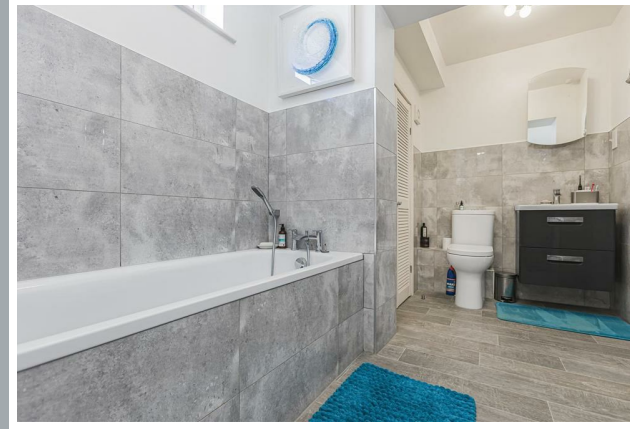


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



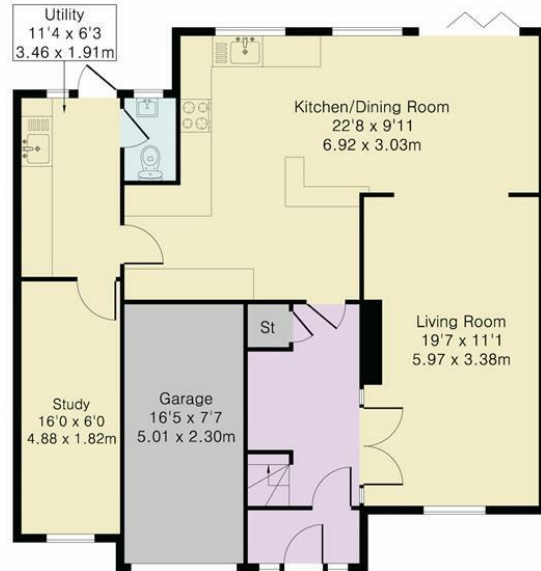


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

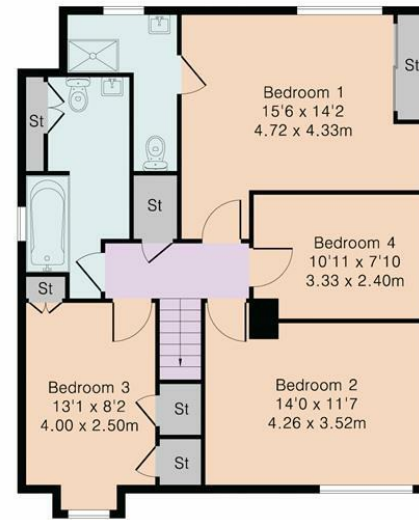


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1753 sq ft – 163 sq m  
 Ground Floor Area 1003 sq ft – 93 sq m  
 First Floor Area 750 sq ft – 70 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com