



11, Lammas Road, Watton At Stone  
SG14 3RH  
Guide Price £850,000



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## 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 road in the desirable 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, as well as a modern family bathroom. Externally, there is off street parking for several vehicles and garage accessed via electric roller shutters. To the rear, there is a beautiful mature rear garden which is landscaped and offers much seclusion. At the end of the garden, you benefit having direct access to the River Beane to enjoy the wildlife and a coffee in peace within this tranquil setting. Internal viewing highly recommended.

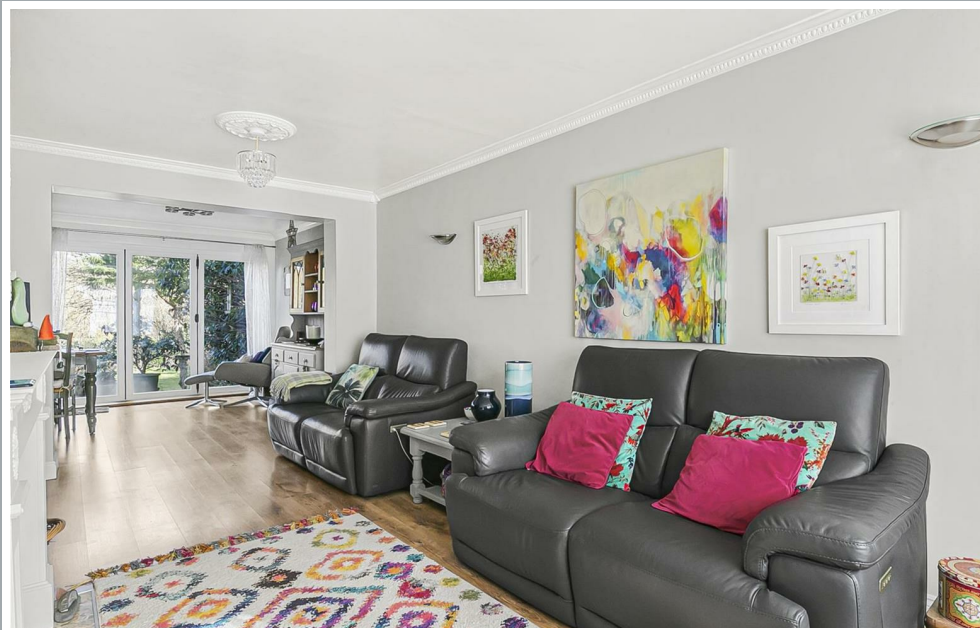
Watton at Stone is a lovely Village with amenities and close to Hertford, Stevenage and Welwyn Garden City. There is also the train station providing transport links into London.





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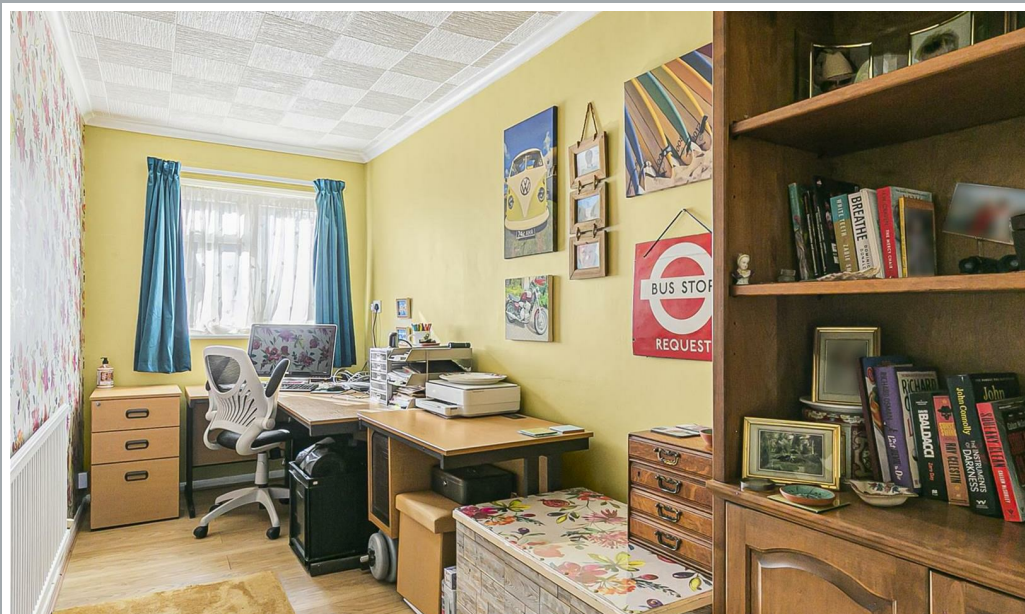
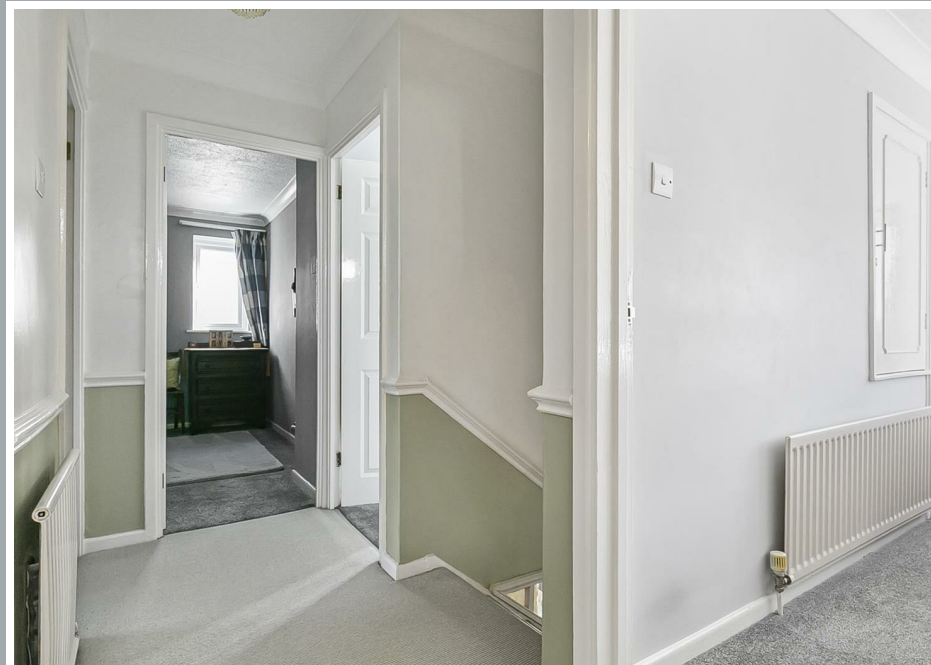


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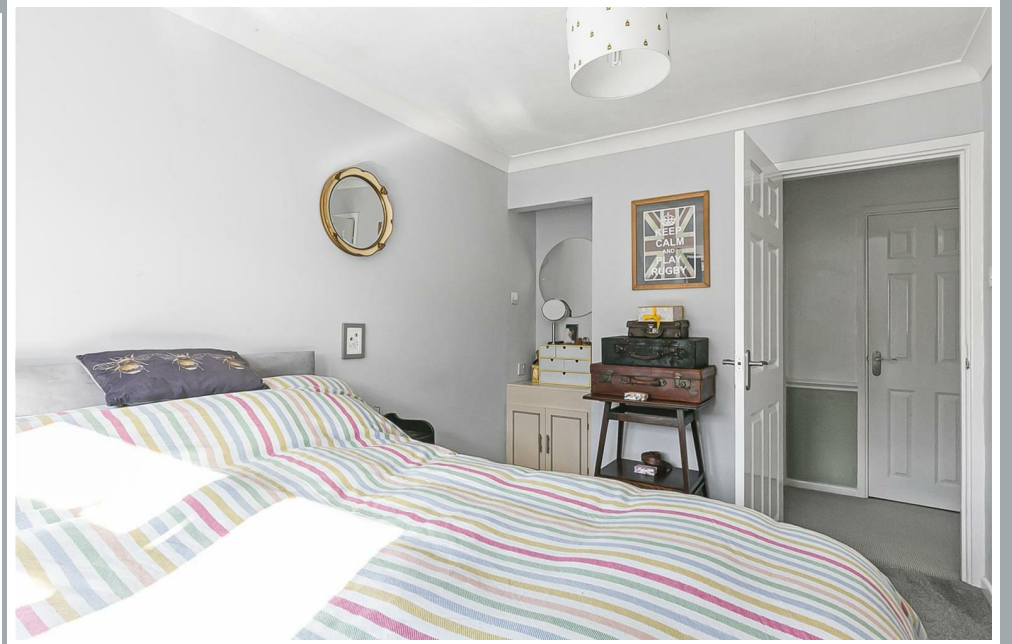






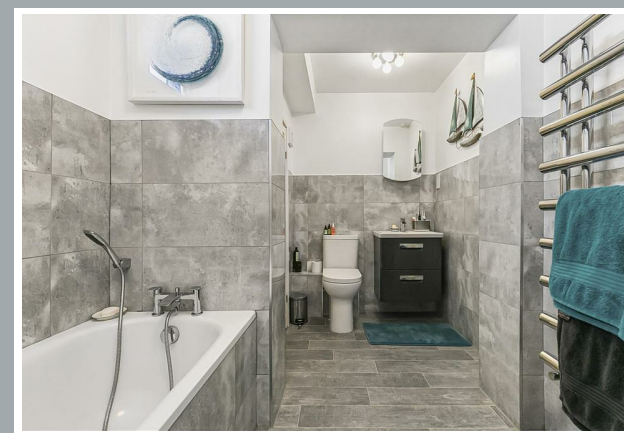
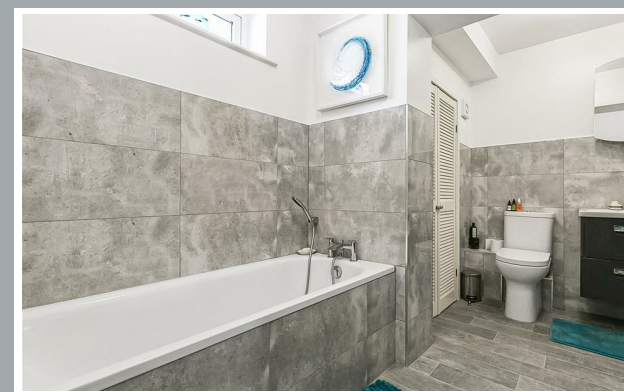
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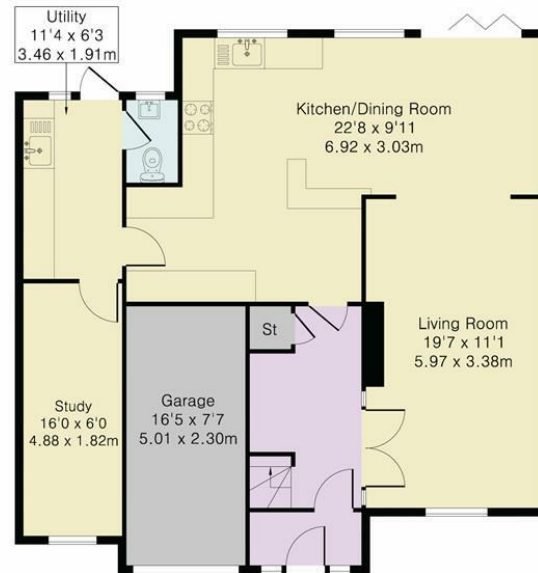
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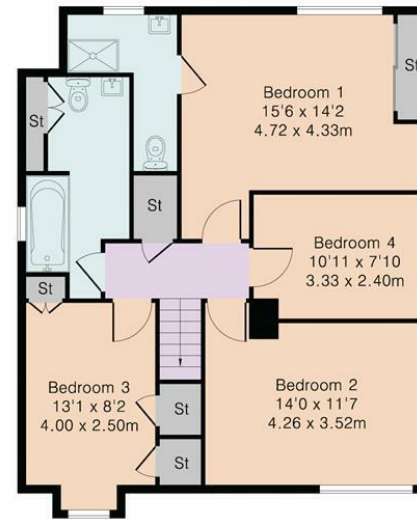
Approximate Gross Internal Area 1753 sq ft – 163 sq m

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 practice. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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