



10, Motts Close, Watton At Stone
SG14 3TR
£475,000



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10 Motts Close, Watton At Stone, Herts, SG14 3TR

Steven Oates are delighted to offer this immaculately presented three bedroom semi detached house situated within a desirable cul-de-sac turning in the village of Watton At Stone. The property is arranged over two floors and comprises of an entrance hallway, ground floor cloakroom, through lounge, modern kitchen and conservatory with underfloor heating. On the first floor, there are three good size bedrooms and family bathroom. Externally, there is off street parking and mature rear garden backing onto open countryside. The garage has been converted into an office and utility room. Internal viewing highly recommended.

Situated in a quiet cul-de-sac location within approximately 0.5 miles of Watton at Stone train station which provides services to London's Moorgate and Finsbury Park in under an hour. The village offers a thriving community with an active village high street including a number of localised shops including a butcher, a village store and two village pubs both serving excellent food.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



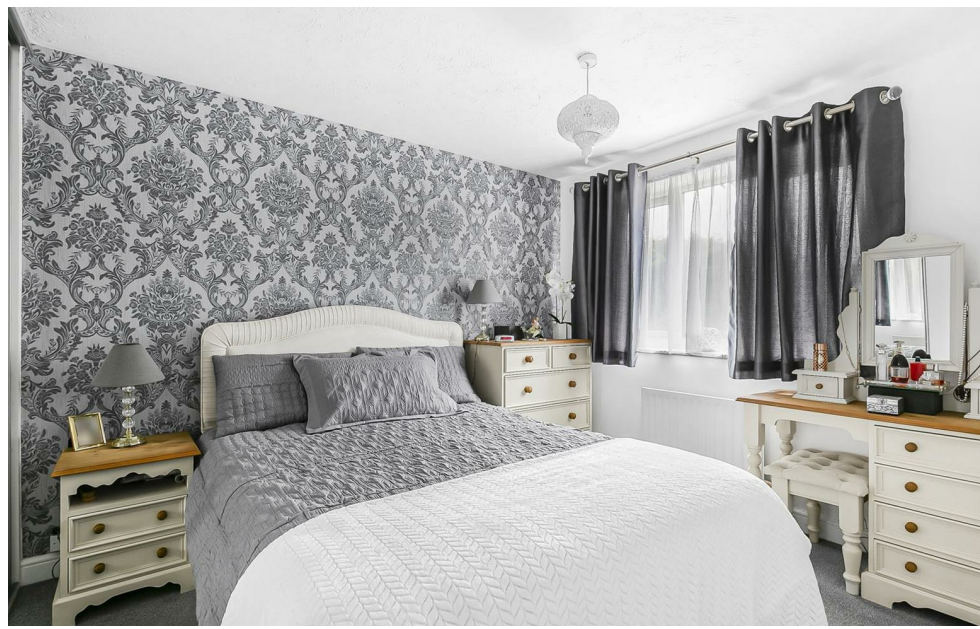
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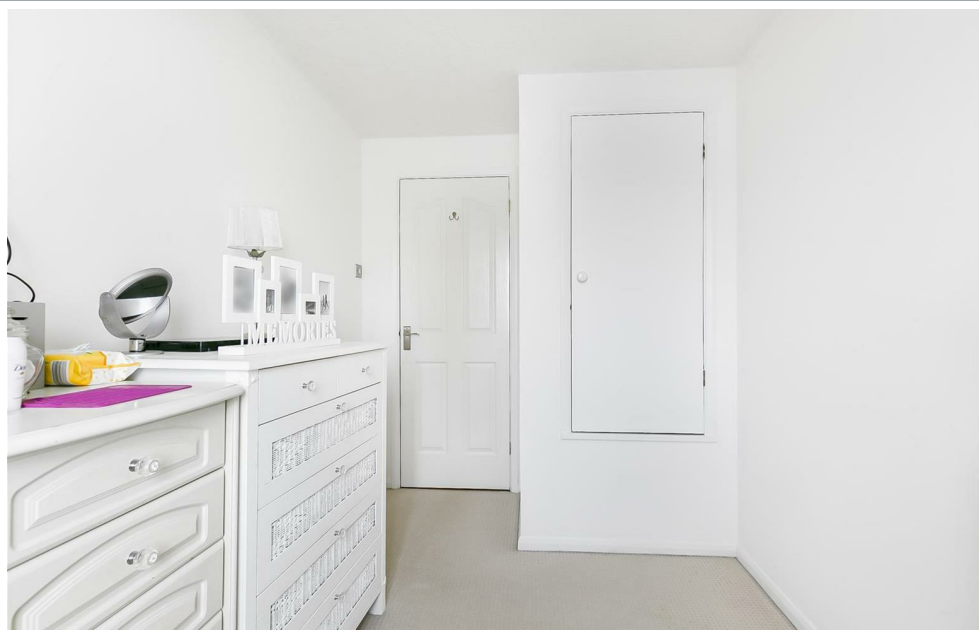
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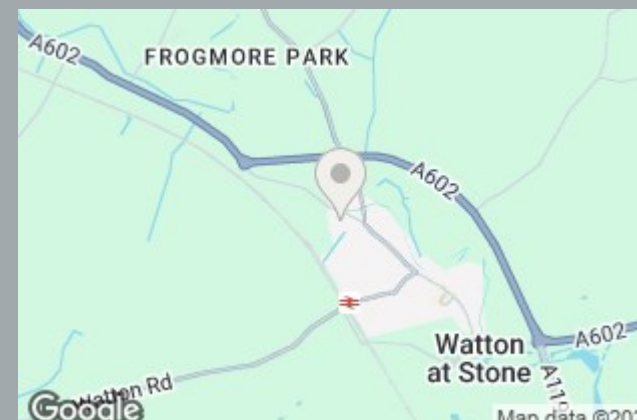
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Approximate Gross Internal Area 1074 sq ft - 100 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 376 sq ft – 35 sq m



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.



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