



18, Great Innings North, Watton At Stone
SG14 3TD

Guide Price £419,995



stevenoates.com



18 Great Innings North, Watton At Stone, Herts, SG14 3TD

****VENDOR SUITED**** Steven Oates are delighted to present this beautifully maintained three-bedroom mid-terrace home, perfectly positioned in a sought-after cul-de-sac in the picturesque village of Watton-at-Stone. Arranged over two floors, the property offers generous living space with excellent potential for further extension. On the ground floor, the welcoming entrance hall leads to a bright and spacious lounge, a separate dining area, a contemporary fitted kitchen, and a convenient cloakroom. Upstairs, you will find three well-proportioned double bedrooms and a modern family bathroom. Externally, the property enjoys ample on-street parking and a private, secluded rear garden with pedestrian access, an ideal space for outdoor entertaining and relaxation. An additional outbuilding, complete with power and lighting, provides further flexibility for storage or workspace.

Located within the heart of this vibrant village, Watton At Stone offers excellent amenities including a short walk to the mainline station which serves London's Moorgate within approximately 50 minutes. Ideally placed for schooling needs with Watton-At-Stone primary school being only minutes away from the house, along with local convenience shop / post office, doctors surgery, family centre and local pubs within close proximity.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

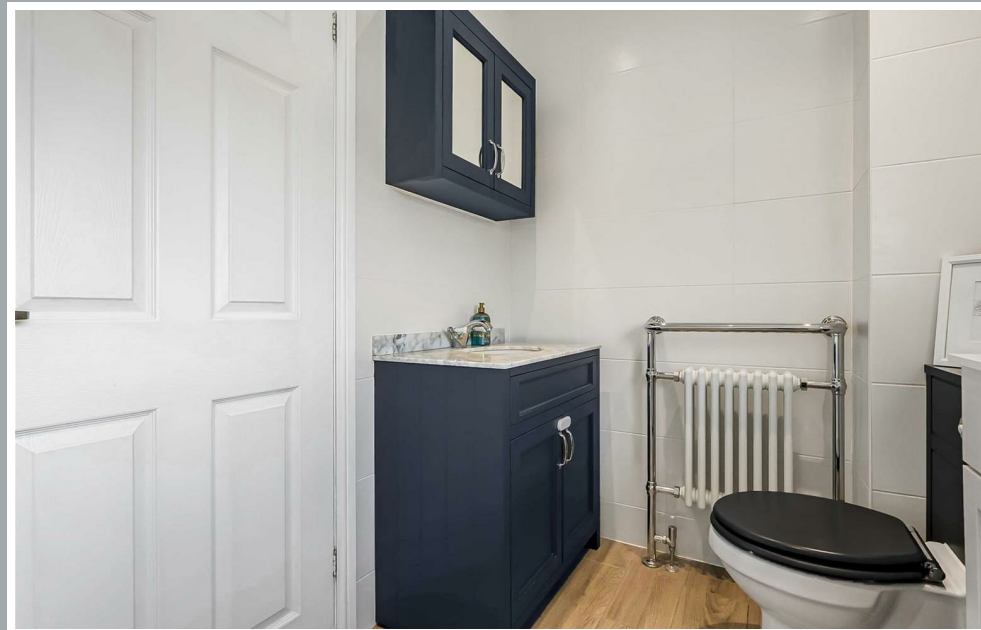
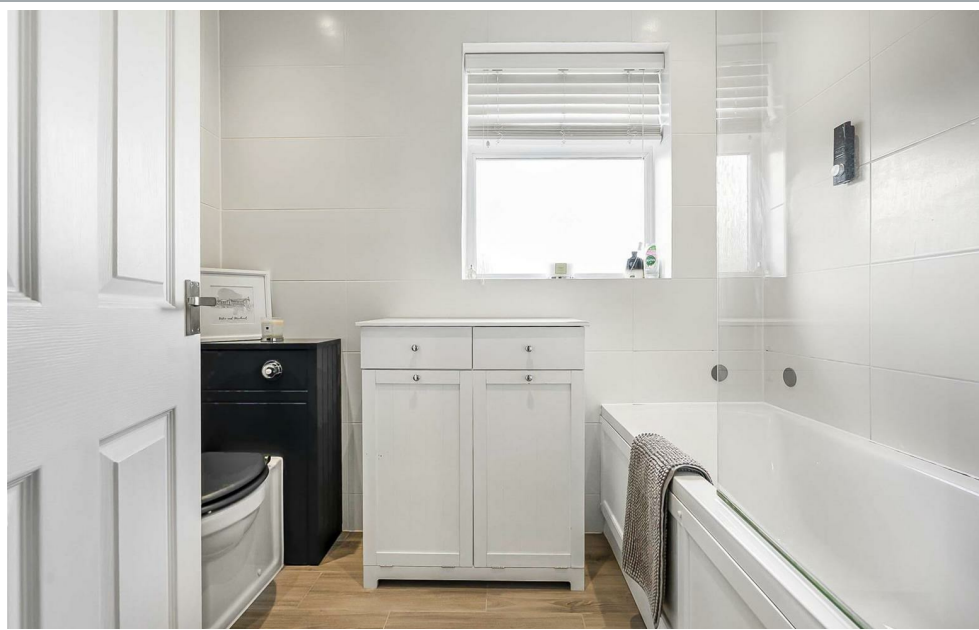


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

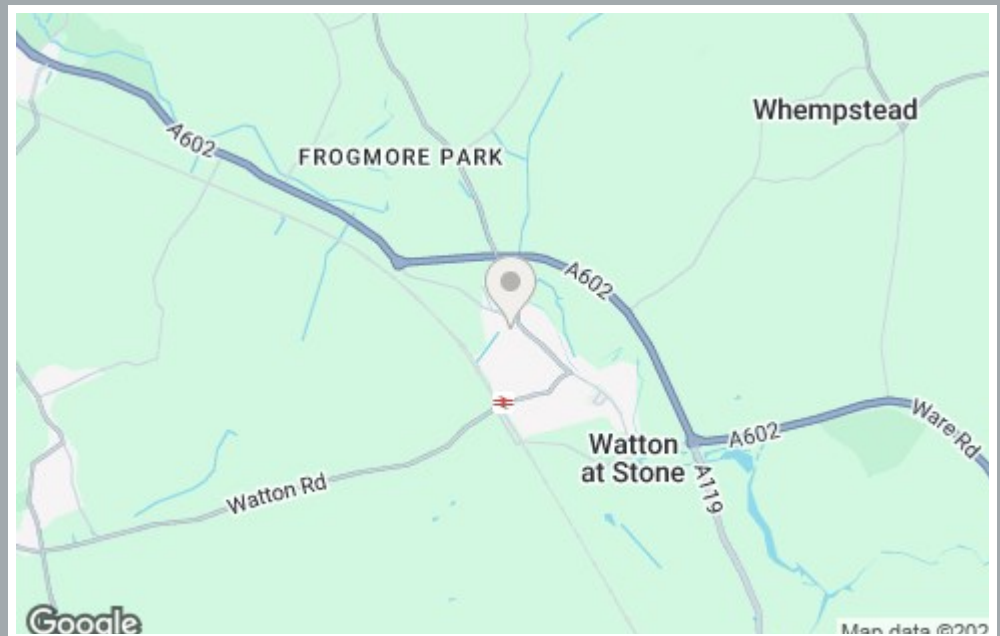


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



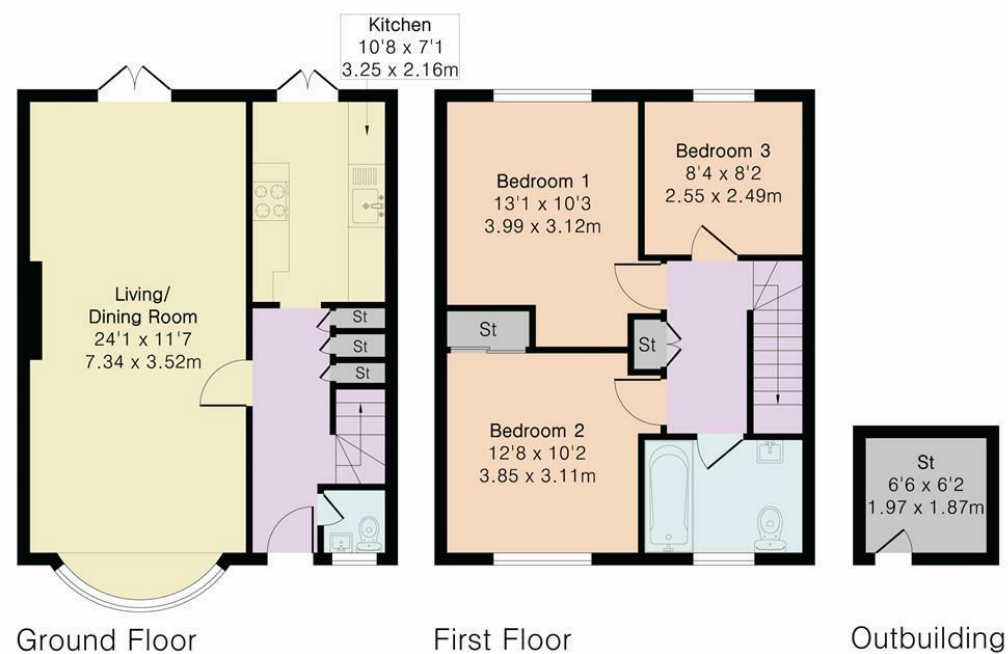
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 929 sq ft - 86 sq m
(Excluding Outbuilding)**

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 457 sq ft – 42 sq m

Outbuilding Area 40 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



stevenoates.com