



37, Hockerill, Watton At Stone
SG14 3SQ

Offers In Excess Of £450,000



stevenoates.com



37 Hockerill, Watton At Stone, Herts, SG14 3SQ

An extended three-bedroom semi-detached family home situated in a highly sought-after cul-de-sac in the heart of Watton-at-Stone. Arranged over two floors, the property offers approximately 1,032 sq ft of well-presented accommodation. The ground floor comprises a welcoming entrance hall, cloakroom, spacious through lounge, and a versatile kitchen/study area. To the first floor are three generously sized bedrooms and a family bathroom. Externally, the property benefits from a private front garden and a secluded, beautifully landscaped rear garden, ideal for outdoor entertaining and family enjoyment. The vendor is suited for an onward purchase. Early viewing is highly recommended.

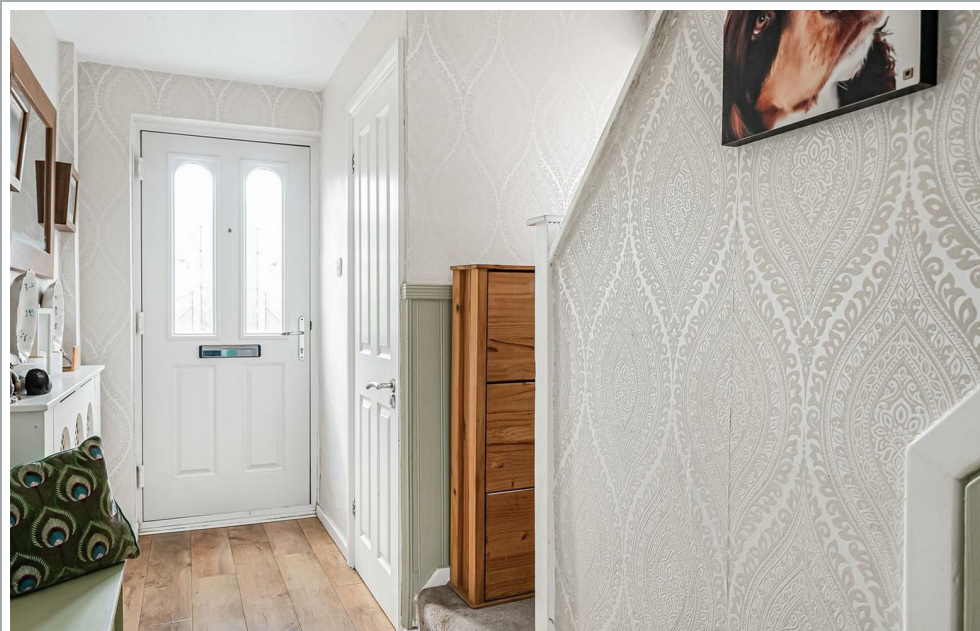
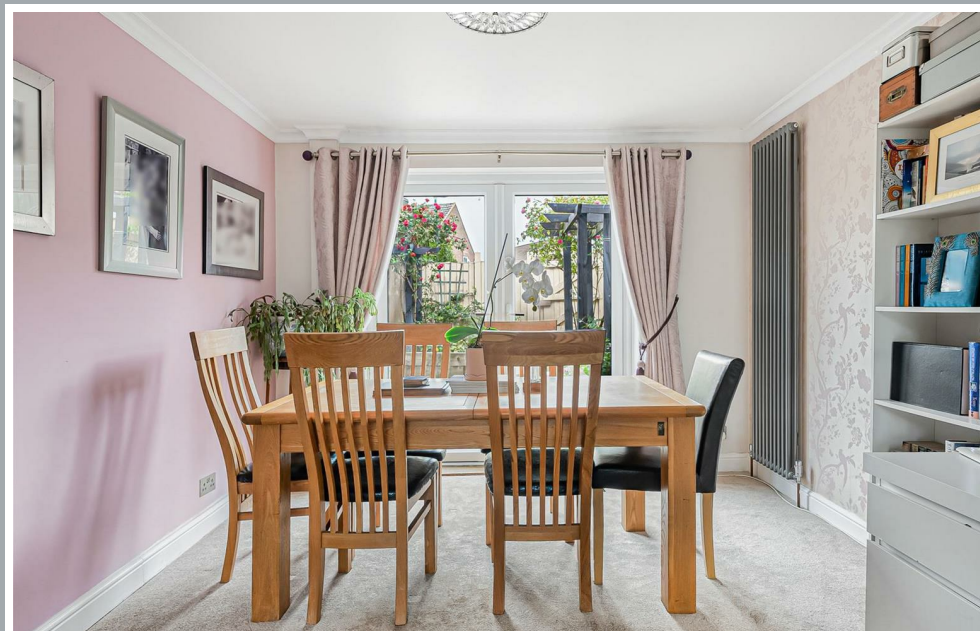
Located within the heart of this vibrant village, Watton At Stone offers excellent amenities including a mainline station which serves London's Moorgate within approximately 50 minutes. Ideally placed for schooling needs with Watton-At-Stone primary school being only minutes away from the house, along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



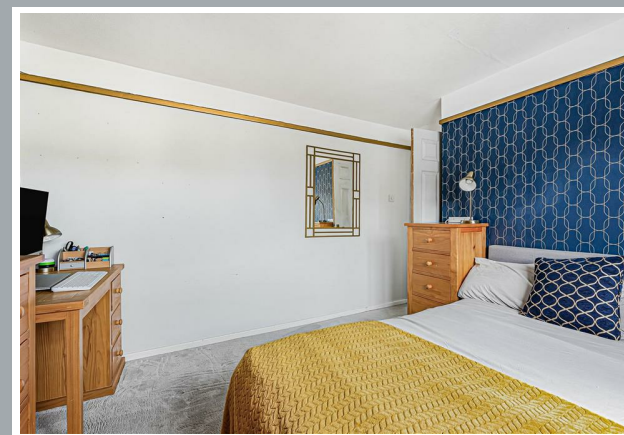
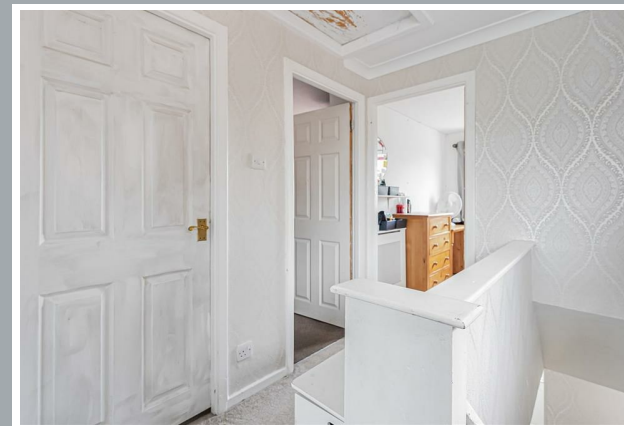
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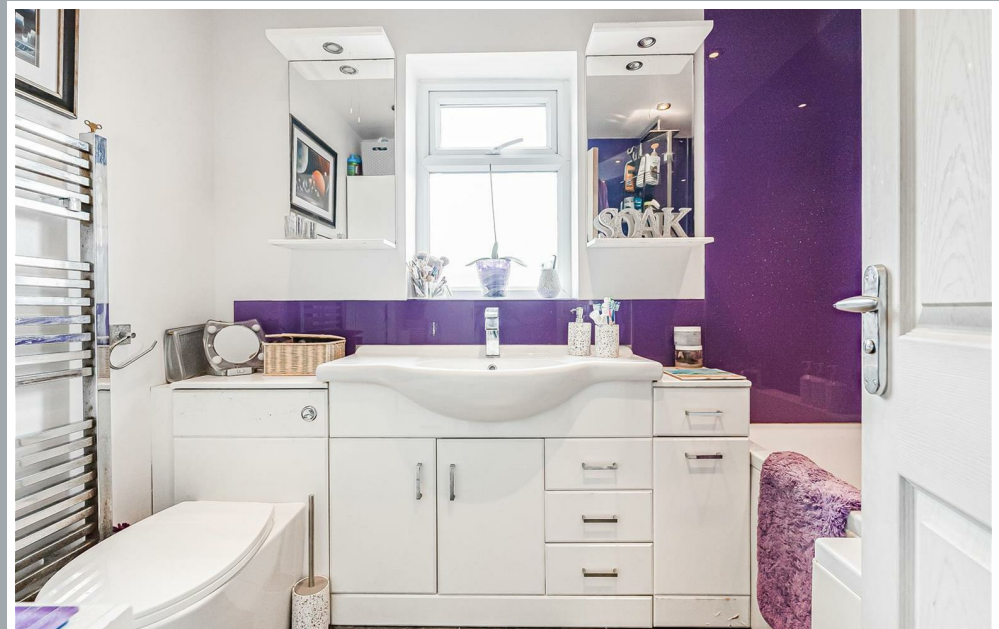
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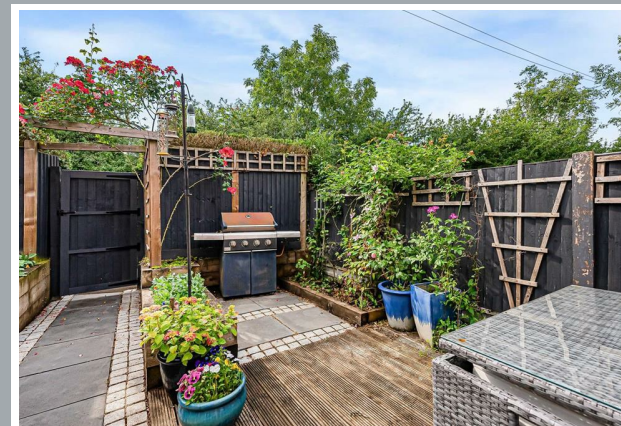
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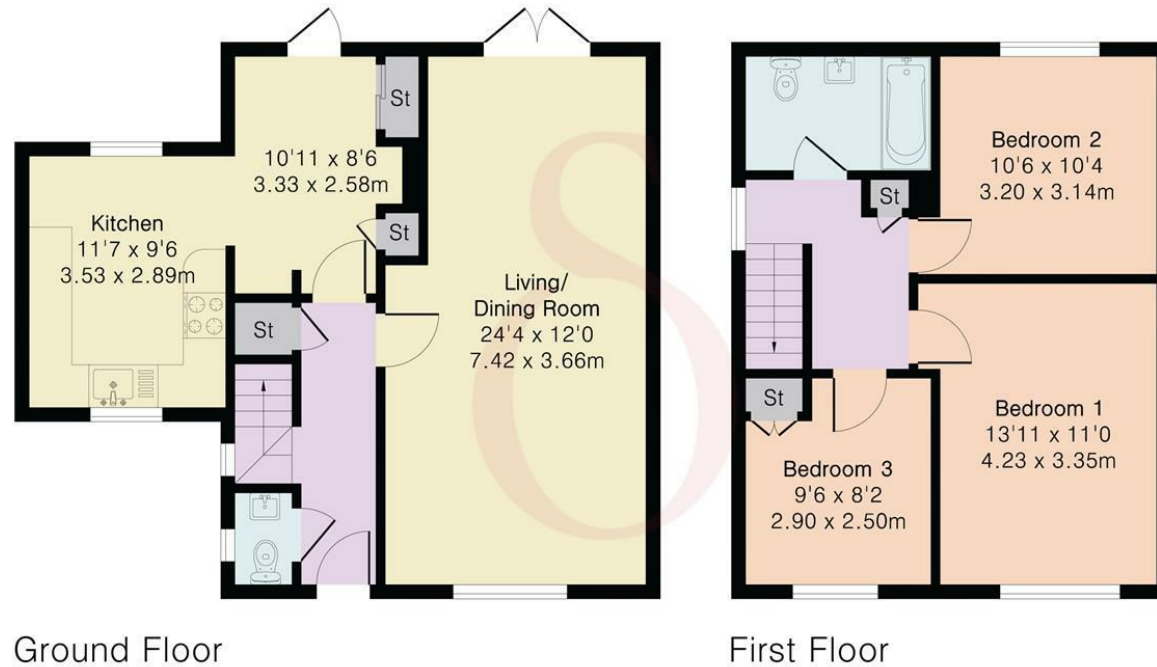


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Approximate Gross Internal Area 1032 sq ft - 96 sq m

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 461 sq ft – 43 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.



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