



**Elliot Heath**  
ESTATE AGENTS

**2 Moorymead Close, Watton At Stone**

Guide Price **£475,000**

## 2 Moorymead Close

Watton At Stone, Hertford

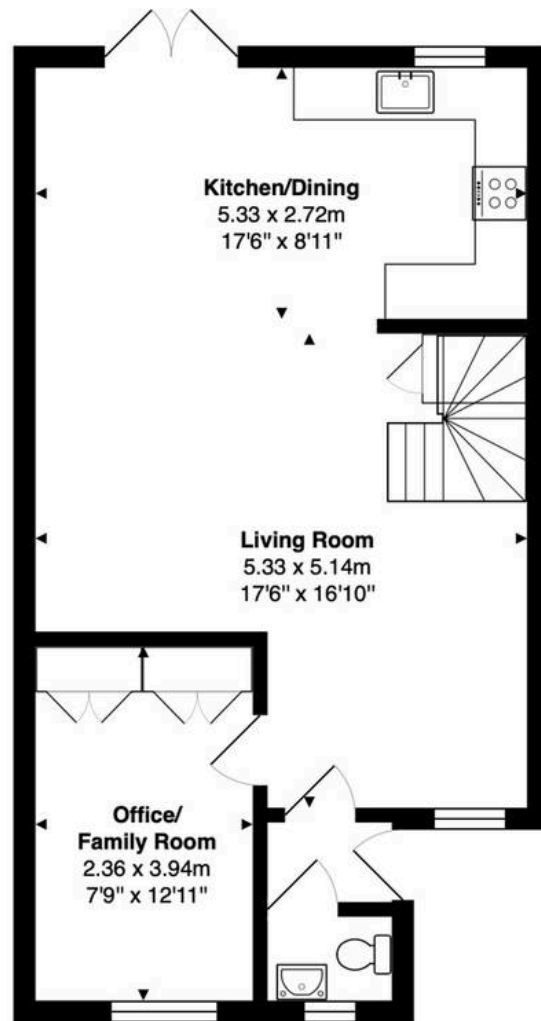
Spacious 3-bed home in quiet cul de sac near station. Open plan living with doors to rear garden, office, downstairs wc, parking, EV charger. Village amenities, schools, & excellent transport links. Council Tax band: D

Tenure: Freehold

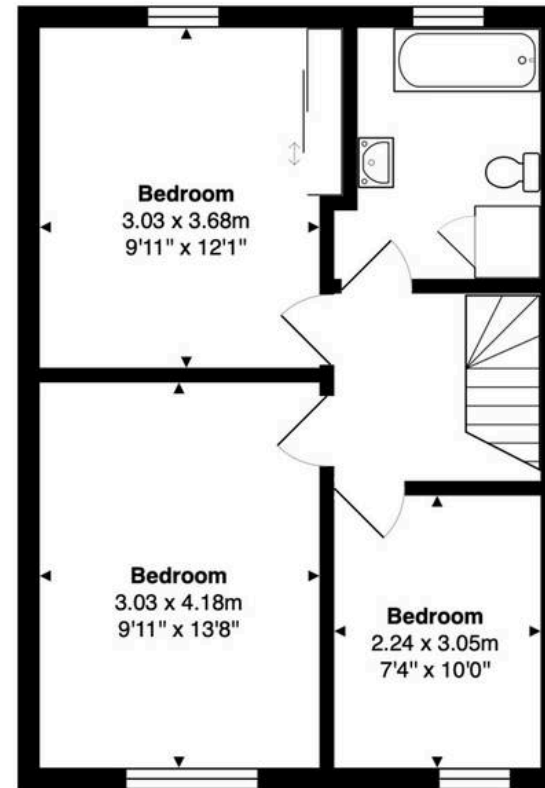
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 50.8 m<sup>2</sup> ... 547 ft<sup>2</sup>



**First Floor**  
Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>

**Total Area: 94.4 m<sup>2</sup> ... 1016 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Entrance Lobby

With wood flooring, doors to:

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled flooring, radiator.

### Office/Family Room

7' 9" x 12' 11" (2.36m x 3.94m)

With double glazed window to front aspect, wood flooring, radiator, fitted storage cupboards.

### Living Room

17' 6" x 16' 10" (5.33m x 5.14m)

With double glazed window to front aspect, wood flooring, stairs rising to first floor landing, understairs storage cupboard, radiator, open to:

### Kitchen/Dining Room

17' 6" x 8' 11" (5.33m x 2.72m)

With double glazed double doors and window opening onto the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a Butler style sink unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood flooring, vertical radiator.

### First Floor Landing

With radiator, loft access and doors to:

### Bedroom One

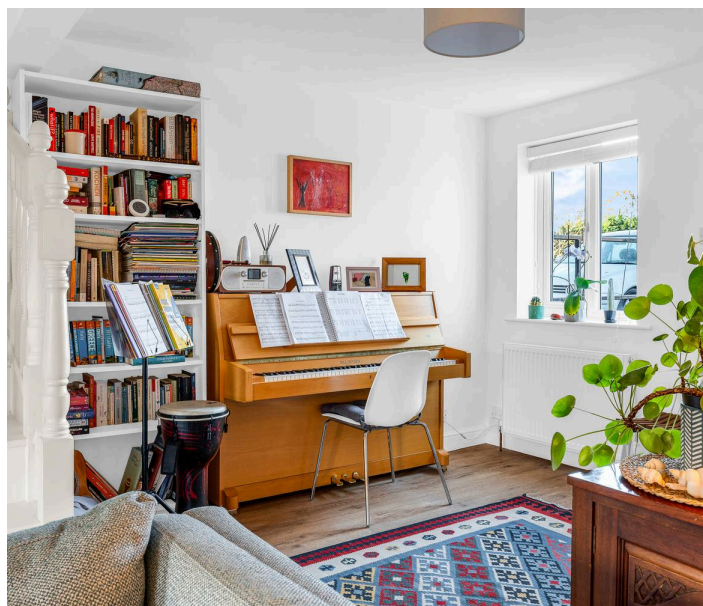
9' 11" x 13' 9" (3.03m x 4.18m)

With double glazed window to front aspect, radiator, wood effect flooring.

### Bedroom Two

9' 11" x 12' 1" (3.03m x 3.68m)

With double glazed window to rear aspect, radiator, wood effect flooring, built in wardrobe cupboard with sliding doors.



**Bedroom Three**

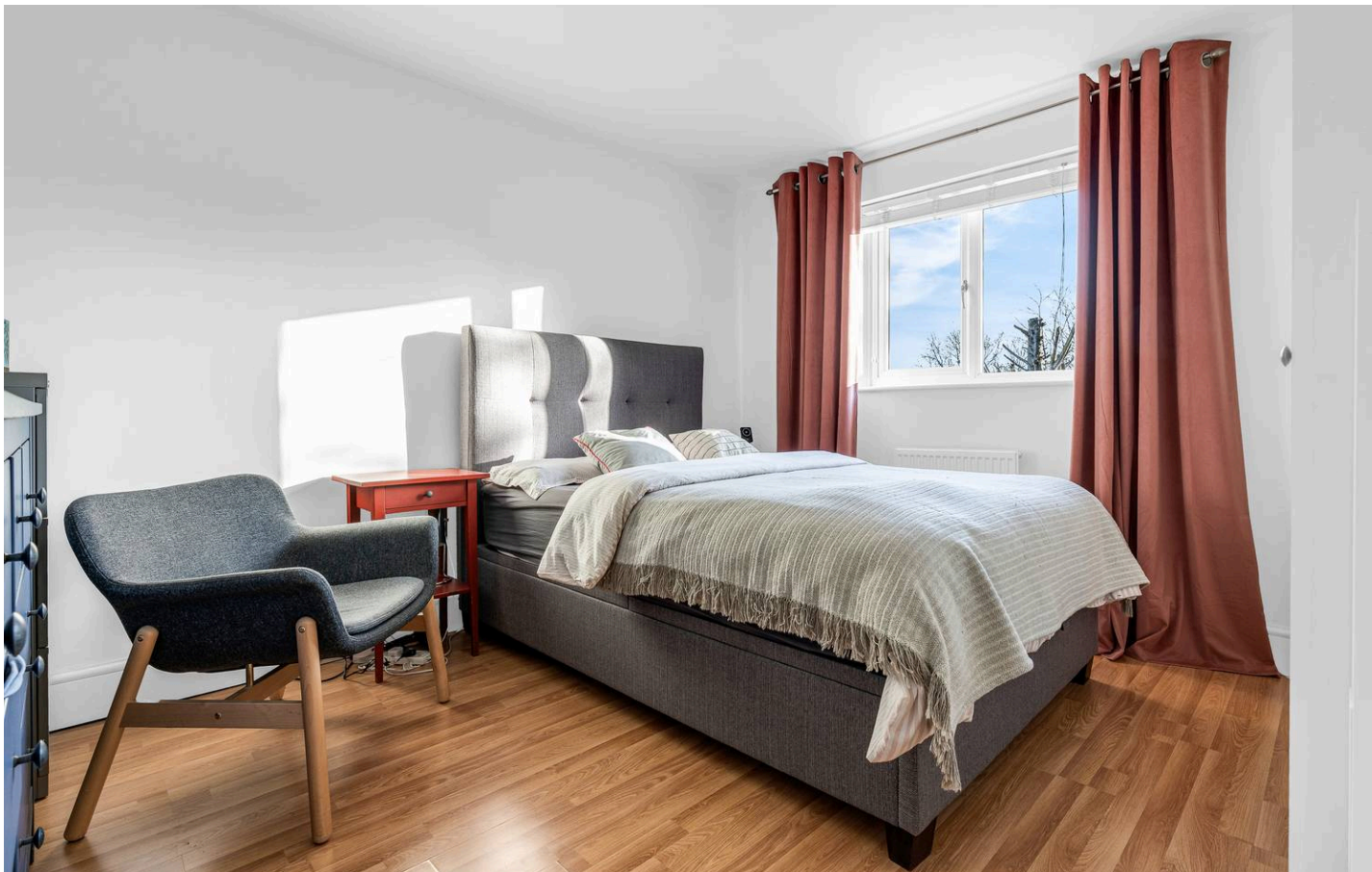
7' 4" x 10' 0" (2.24m x 3.05m)

With double glazed window to front aspect, radiator, wood effect flooring.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator, built in storage cupboard.





### **REAR GARDEN**

The mature rear garden is of a good size and mainly to lawn with heavily stocked borders, patio seating area and timber garden shed.

### **DRIVEWAY**

1 Parking Space

Driveway to the front of the property providing off street parking.

### **EV CHARGING**

1 Parking Space

EV Charging point.







## Elliot Heath Estate Agents

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