



Stoney Fields, SG14 3QD
Hertford





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Kings Group Hertford are delighted to present this BEAUTIFUL THREE BEDROOM TERRACED HOUSE.

As you enter through the front door, you're greeted by a welcoming entrance hall that sets the tone for the rest of the property — light, modern, and well-maintained. Immediately to your right is a convenient downstairs cloakroom, ideal for guests and family alike. To your left, you'll find a well-appointed contemporary kitchen, featuring a range of fitted units, integrated appliances, and ample workspace — perfect for both everyday living and entertaining.

Continuing through the hallway, you arrive at the spacious lounge/dining area, a bright and airy room spanning the width of the property. This fantastic space enjoys plenty of natural light from the large rear windows and French doors, which open directly onto the landscaped rear garden. The garden itself is thoughtfully designed, offering a mix of patio and lawn areas, ideal for outdoor dining and relaxation, with the added benefit of rear access.

Upstairs, the first floor offers three generous bedrooms. The master bedroom is a comfortable double, complete with a modern en-suite shower room. The second bedroom is also a well-proportioned double, while the third bedroom is a larger-than-average single, making it ideal as a child's room, home office, or guest room. A stylish family bathroom completes the first-floor accommodation.

Finished to a high standard throughout and offering excellent living space both inside and out, this is a superb opportunity to acquire a modern family home in a sought-after location.

£425,000



- **THREE BEDROOM TERRACED HOUSE**
- **2 X ALLOCATED PARKING SPACES**
- **IDEAL FOR FIRST TIME BUYERS**
- **WALKING DISTANCE TO WATTON RAILWAY STATION**
- **EN-SUITE TO MASTER BEDROOM**

- **FREEHOLD**
- **SOUGHT AFTER LOCATION**
- **MODERN THROUGHOUT**
- **CLOSE TO LOCAL SHOPS**
- **CLOSE TO POPULAR SCHOOLS**

Location

The property is ideally situated within a popular modern village development, offering the perfect balance between contemporary living and a strong sense of community. Designed with families and professionals in mind, the development features attractive, well-kept surroundings and a welcoming atmosphere. The village of Watton-at-Stone is a charming setting midway between Stevenage and Hertford, nestled in the Beane Valley. Despite its quiet, rural feel, the village holds a strong commuter appeal. It often acts as a dormitory village, with many residents using the rail link to London or nearby towns. Within the village you'll find essential amenities: a small convenience shop and café, a local takeaway, and two pubs. The area is also well-suited for those who appreciate green space — with walks along the River Beane, open fields, and easy access to the countryside right on your doorstep.

Travel Links

The property is excellently located within easy reach of Watton-at-Stone railway station, which sits on the Hertford Loop Line between Hertford North and Stevenage, served by Great Northern. From Watton-at-Stone, residents enjoy regular services into Moorgate (London) and northbound towards Stevenage — making the village a particularly appealing choice for London or commuter travel.

Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Stoney Field offers, you also have some of the areas most sought after and popular schools such as Watton-at-Stone Primary and Nursery School, Heath Mount School, Stapleford Primary School, with many more within a close radius offering a huge choice of schools to choose from.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





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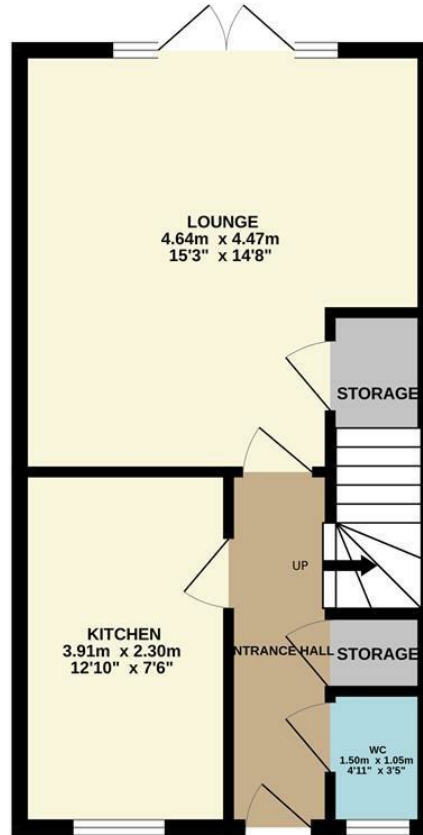
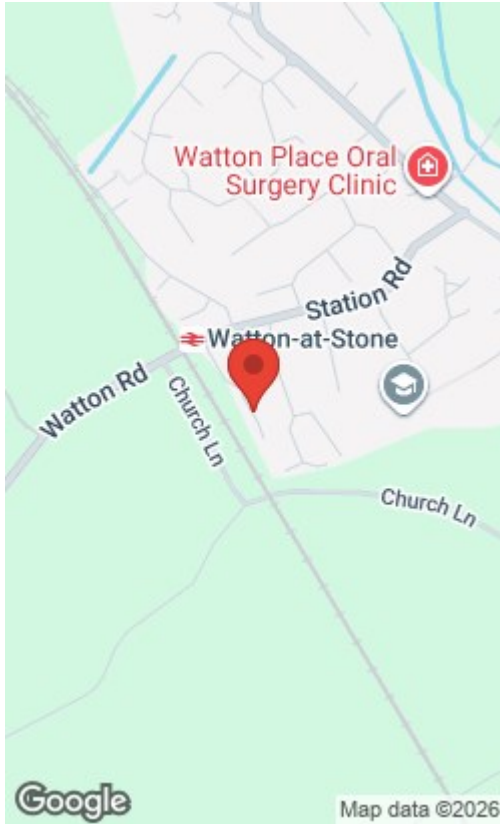


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (822 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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