



122, Hazeldell, Watton At Stone

SG14 3SP

Guide Price £575,000



stevenoates.com



122 Hazeldell, Watton At Stone, Herts, SG14 3SP

An extended three-bedroom semi detached home, ideally situated in a sought-after cul-de-sac in the heart of Watton-at-Stone. Remodelled and modernised by the current owner, the property offers approximately 1,348 sq ft of well-appointed accommodation. The ground floor comprises an entrance lobby leading to a ground floor cloakroom, comfortable lounge and a 19ft fully fitted kitchen/dining room with bi-fold doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The first floor features three generously sized bedrooms and a contemporary family bathroom. The principal bedroom benefits a dressing area and an en-suite shower room. Externally, the property offers off-street parking for two vehicles, side pedestrian access, and a low-maintenance rear garden, complete with paved patio areas and artificial lawn.

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.

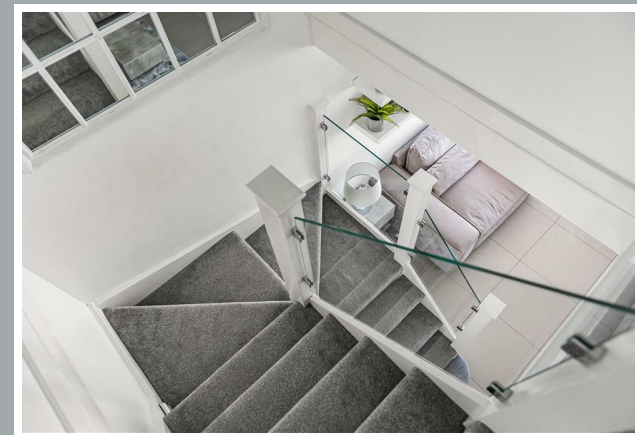
Please note the seller of the property works for Steven Oates.



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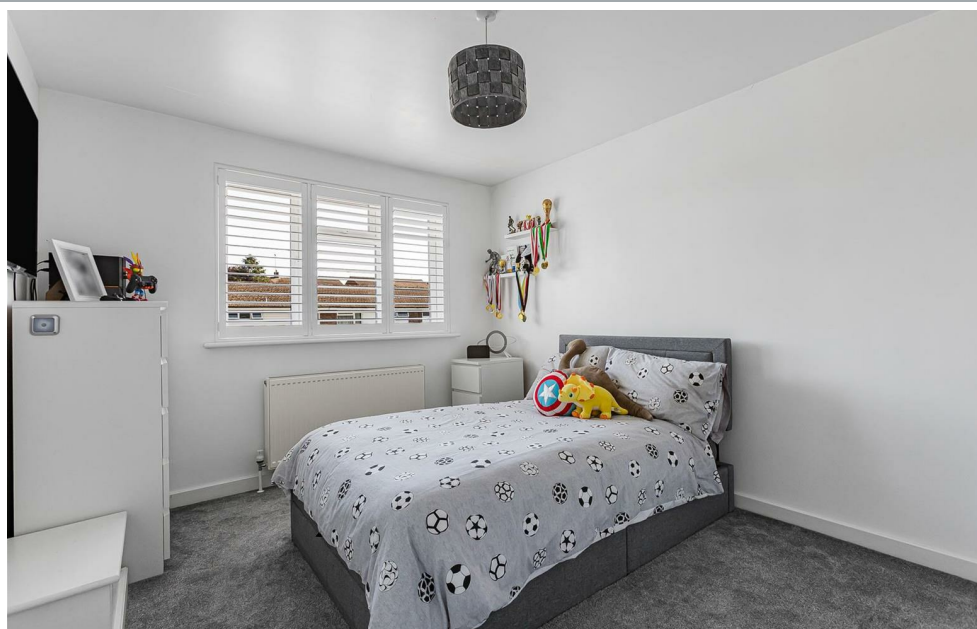


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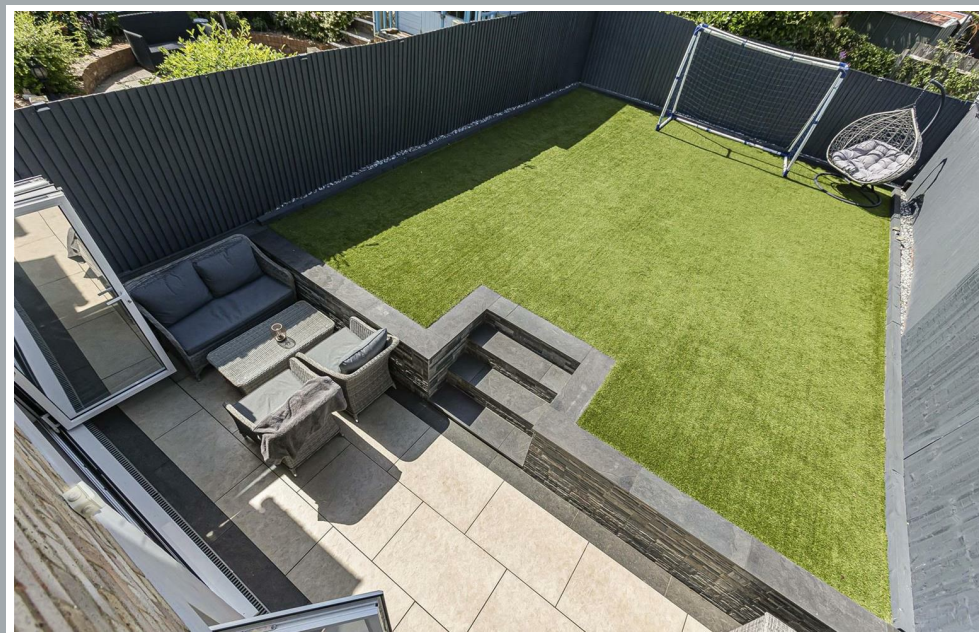




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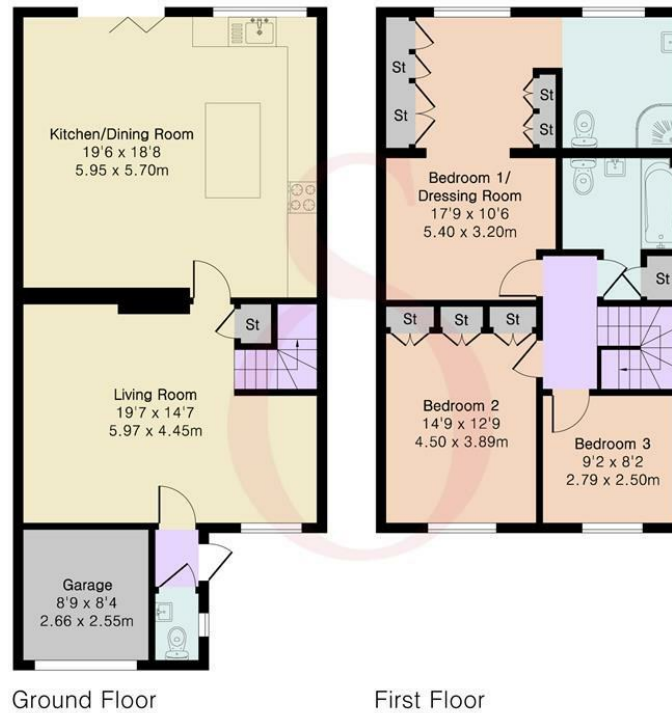
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**Approximate Gross Internal Area 1348 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 661 sq ft – 61 sq m

Garage Area 73 sq ft – 7 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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