

9 High Street, Watton At Stone

Hertford

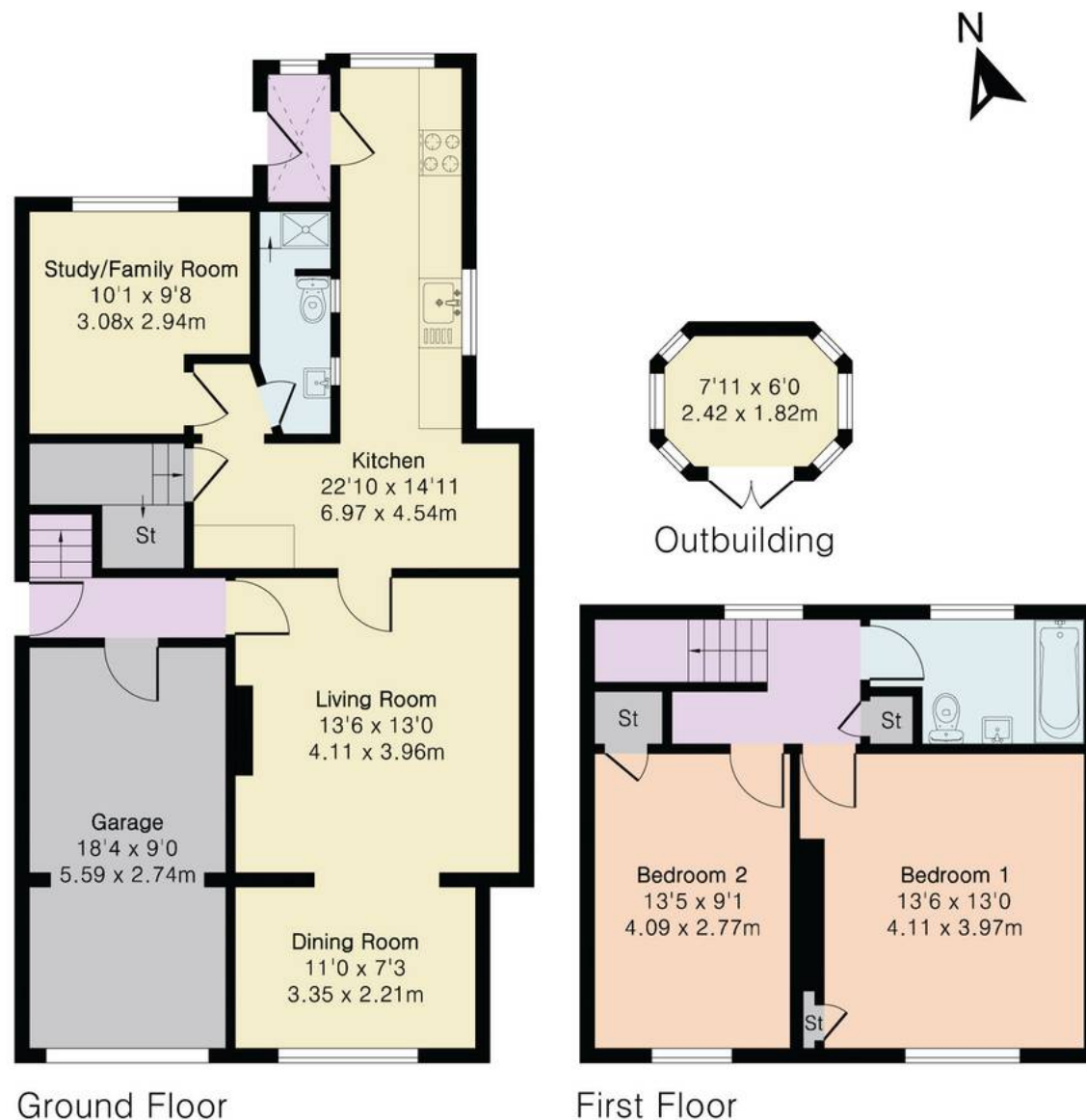
Guide Price **£550,000**

**Approximate Gross Internal Area 1311 sq ft - 122 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 440 sq ft – 41 sq m

Outbuilding Area 44 sq ft – 4 sq m









9 High Street

Watton At Stone, Hertford

Chain-free two-bed semi in central Watton-at-Stone. Spacious, 1,311 sq ft, large garden, garage, scope to extend (STPP). Close to schools, shops, station and amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Chain Free Two Bedroom Semi-Detached Home
- Generous Plot in the Heart of Watton-at-Stone Village
- Approx. 1,311 Sq Ft Including Integral Garage
- Outstanding Potential to Extend & Remodel (STPP)
- Spacious Dual Aspect Living & Dining Room with Feature Fireplace
- Large Established Rear Garden with Summerhouse/Outbuilding
- Driveway Parking & Integral Garage with Conversion Potential
- Walking Distance to Village Shops, Pubs, School & Mainline Station
- Excellent Transport Links to London, Hertford & Stevenage
- Fantastic Opportunity to Modernise and Add Significant Value



Morgan Alexander

Morgan Alexander Estates, 40 Castle Street – SG14 1HH

01992 248028 • info@morgan-alexander.co.uk • www.morgan-alexander.co.uk

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure accuracy, Morgan Alexander accepts no responsibility for any errors or omissions. All measurements, floor plans, photographs and descriptions are approximate.