



1 Hooks Cross | Watton at Stone | SG14 3RY

Asking Price £850,000

Rarely available and unique, these two delightful detached bungalows are situated on a plot extending to nearly half an acre and offer a lovely opportunity for a multi-generational family to buy separate homes at the same address, or the chance to run a business from home, using the great flexibility offered by the various outbuildings. Situated in the hamlet of Hooks Cross, near Watton at Stone, a short drive from Stevenage and within seven miles of Hertford and Ware, the property is accessed via a large remotely controlled electric gate which leads to off-street parking for several vehicles, close to the outbuildings and both bungalows. The larger bungalow offers three bedrooms, a large kitchen/diner, reception room, family bathroom, cloakroom/WC and a substantial room in the attic. The second bungalow, referred to as "The Annexe" has a reception room, kitchen/diner, double bedroom, bathroom and two first floor attic rooms. The outbuildings consist of a detached Summerhouse, store room, utility, two offices with kitchen/rest room, shower room and carport. The surrounding gardens are mainly laid to lawn with Southerly views over the adjacent countryside. Phone for an immediate viewing on 01920 468469.

THE WHOLE PROPERTY IS OFFERED WITH NO UPPER CHAIN!



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

1 HOOKS CROSS - BUNGALOW

Reception Hall

Kitchen/Diner

21'4 x 11'10 (6.50m x 3.61m)

Reception Room

20'8 x 11'10 (6.30m x 3.61m)

Bedroom One

11'2 x 10'10 (3.40m x 3.30m)

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

Bedroom Three/ Dressing Room

8'10 x 8'10 (2.69m x 2.69m)

Downstairs Cloakroom/WC

5'3 x 3'11 (1.60m x 1.19m)

Family Bathroom

First Floor

20'8 x 11'10 (6.30m x 3.61m)

Under eaves storage.

ANNEXE

Porch

Inner Hallway

Kitchen/Diner

16'8 x 8'2 (5.08m x 2.49m)

Reception Room

15'9 x 12'6 (4.80m x 3.81m)

Double Bedroom

15'9 x 9'10 (4.80m x 3.00m)

Shower Room

10'7 x 6'11 (3.23m x 2.11m)

First Floor

Room One

22'4 x 10'2 (6.81m x 3.10m)

Room Two

16'1 x 10'2 (4.90m x 3.10m)

OUTBUILDINGS

Summer House

19'8 x 11'10 (5.99m x 3.61m)

Carport

13'2 x 11'8 (4.01m x 3.56m)

Office One

13'2 x 11'6 (4.01m x 3.51m)

Office Two

13'2 x 7'11 (4.01m x 2.41m)

Kitchen/Rest Area

13'2 x 11'6 (4.01m x 3.51m)

Shower Room/WC

7'11 x 7'7 (2.41m x 2.31m)

Store Room

13'2 x 6'3 (4.01m x 1.91m)

Utility Room

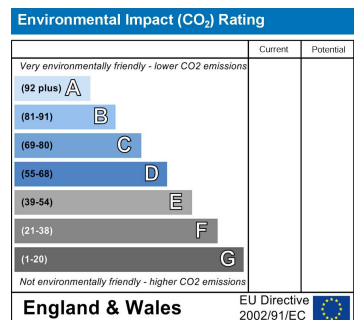
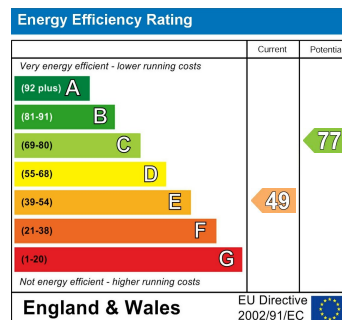
9'2 x 5'3 (2.79m x 1.60m)

EXTERIOR

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate - 1 Hooks Cross



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
01763 272605
enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk