

Alexander Bond & Company

Estate Agents | Property Management



Glebe Close, Watton At Stone, SG14 3SJ

Guide Price £425,000





1b Glebe Close

Watton At Stone, SG14 3SJ

- Beautifully Presented Throughout
- Two Good Sized Bedrooms
- Contemporary Open Plan Living
- Double Glazed Bi Folding Doors Opening Onto Rear Garden
- Private Off Street Parking for Two Cars
- Semi Detached House
- Walking Distance to Train Station
- Kitchen With Fitted Appliances
- Modern Bathroom Suite with Rainfall Shower
- Secluded Rear Garden With an Extensive Patio Area

Alexander Bond & Co are delighted to present the freehold of this beautifully maintained two-bedroom semi-detached home, situated in the highly sought-after village of Watton-at-Stone.

Built approximately four years ago, the property offers stylish and contemporary living throughout. The ground floor features a spacious open-plan kitchen/living area with bi-fold double-glazed doors opening onto the secluded rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen includes integrated appliances, and there is also a convenient downstairs cloakroom.

Upstairs, the property offers two generously sized bedrooms and a sleek contemporary bathroom complete with a rainfall shower.

Externally, the front of the property benefits from a block-paved driveway providing private off-street parking for two vehicles. To the rear is a secluded garden with an extensive paved patio area, perfect for outdoor dining and leisure.

Watton-at-Stone is a highly regarded village located in East Hertfordshire combining a strong sense of community with excellent local amenities. The charming High Street offers a village bakery, Post Office, convenience store and newsagents, together with doctors' and dental surgeries. Popular local pubs, The George & Dragon and The Bull, are well known for their welcoming atmosphere and quality dining.

The village is particularly appealing for commuters, with a mainline railway station providing direct services into London in around 45 minutes. Families are also well catered for, with the highly regarded Watton-at-Stone Primary School within walking distance, while Heath Mount Independent Prep School is located nearby.

Early internal viewing is highly recommended.



ENTRANCE HALL

Access via composite double glazed front door, patterned ceramic tiled flooring, inset ceiling spot lights.

CLOAKROOM

Opaque double glazed window to front, patterned ceramic tiled floor, hand wash basin with mixer tap and cupboard under, low level WC, heated towel rail, extractor fan, inset ceiling spot light.

OPEN PLAN KITCHEN/ LIVING ROOM

24'1 x 11'1 (7.34m x 3.38m)

Modern contemporary kitchen with quartz work top surfaces and a rustic grey slate finish to fitted cupboards and drawers, wall mounted combination gas fired boiler, integrated fridge and freezer, built in slimline dishwasher, built in induction hob, built in microwave, inset sink unit with mixer tap and a routed drainer, vertical radiator, inset ceiling spot lights, grey wood flooring, large built in understairs cupboard, double glazed window to side, two vertical radiators, double glazed bi folding doors with integral blinds, stairs off to first floor.





STAIRS/LANDING

Balustrade with panelled glass, access to insulated loft.

BEDROOM ONE 14'9" x 8'11" (4.50m x 2.74m)

Double glazed window, radiator, fitted wardrobes with shelves, drawers and hanging rails, inset ceiling spot lights.

BEDROOM TWO 14'9" x 8'3" (4.50m" x 2.51m")

Double glazed window, inset ceiling spot lights, radiator.

BATHROOM

Modern contemporary fitted bathroom room suite comprising a overflow filling bath with tiled surround, fitted rainfall shower with wall mounted mixer controls and attachment, fitted shower screen, hand wash basin with mixer tap and cupboard under, ;low level WC, part tiled walls, heated towel rail, double glazed roof window, mirror with sensor light.

REAR GARDEN

Extensive paved patio area with steps down to the lawn, timber shed, block paved path at the side leading to the front gate. outside lights.

FRONT & DRIVEWAY

Blocked paved driveway providing off street parking for two cars, outside lights, gated access to rear.

Directions

Watton-at-Stone is a well-connected Hertfordshire village ideally positioned for both commuters and families, offering excellent transport links whilst retaining a countryside setting. The village benefits from its own mainline railway station with direct services into London Moorgate in approximately 45–55 minutes, as well as convenient connections to Hertford, Stevenage and Welwyn Garden City. Road links are equally accessible, with the A602 nearby providing easy access to the A1(M) and wider motorway network, connecting to the M25, London and the North. The larger towns of Hertford, Stevenage and Ware are all within a short drive, offering an extensive range of shopping, leisure and schooling facilities.





Floor Plans



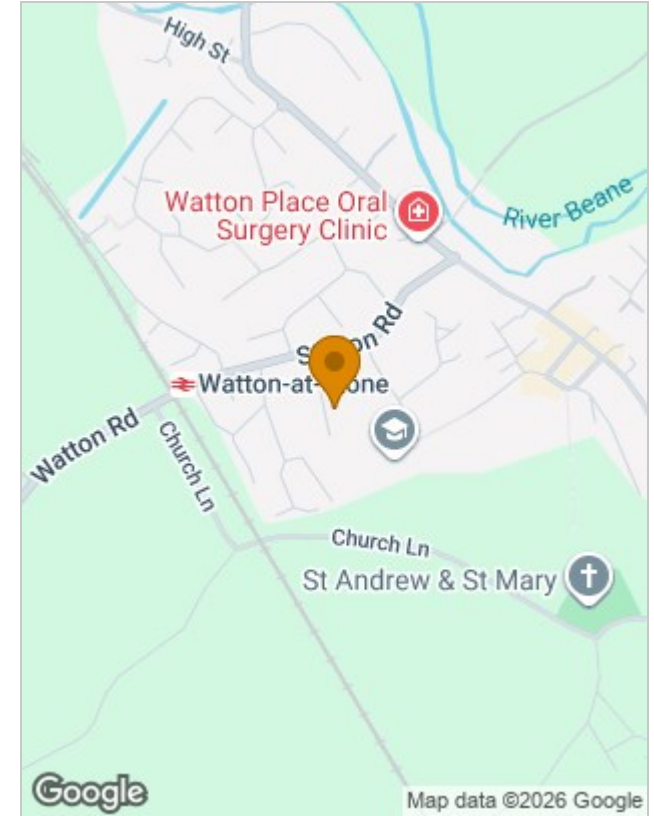
Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

