



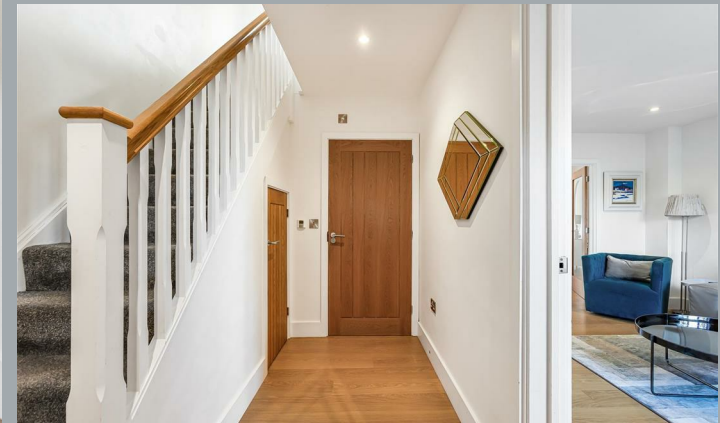
37a, Station Road, Watton At Stone  
SG14 3SH

Offers In Excess Of £550,000



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## 37a Station Road, Watton At Stone, Herts, SG14 3SH

**\*\*CHAIN FREE\*\*** Steven Oates are delighted to offer this three-bedroom end-of-terrace house, built in 2017 and conveniently located close to Watton-at-Stone train station and local convenience shops. The property is arranged over two floors, comprising a spacious entrance hallway, ground-floor cloakroom, bright lounge, and a modern fitted kitchen/diner. On the first floor, there are three generously sized bedrooms, including a master bedroom with en-suite, as well as a contemporary family bathroom. Externally, the property benefits from off-street parking for at least two cars and a landscaped rear garden.

Watton at Stone is a picturesque Hertfordshire village, with a mix of traditional and modern housing, centred around the historic High Street which features a village bakery, a village store and post office, doctors and dentist surgery, a hair and beauty salon and barbers. The village also benefits from two excellent Public Houses; The George & Dragon and The Bull both serving good local ales and outstanding food. Watton at Stone Primary and Nursery School, which also includes a pre-school for children from 2 years old, is a short walk from the property, and Heath Mount School, a co-educational prep school, is located just outside of the village. For commuters, the village benefits from a mainline train station which is only a short distance away providing connections to the City within just 45 minutes.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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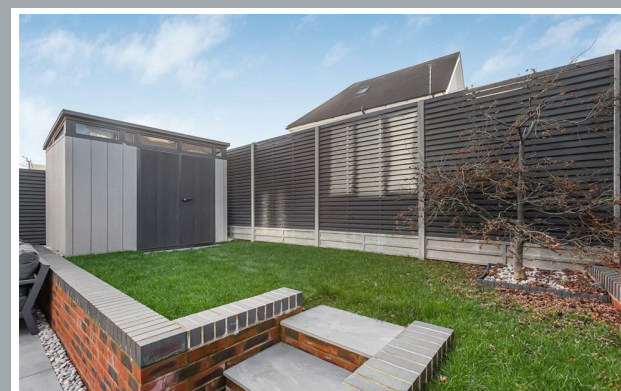
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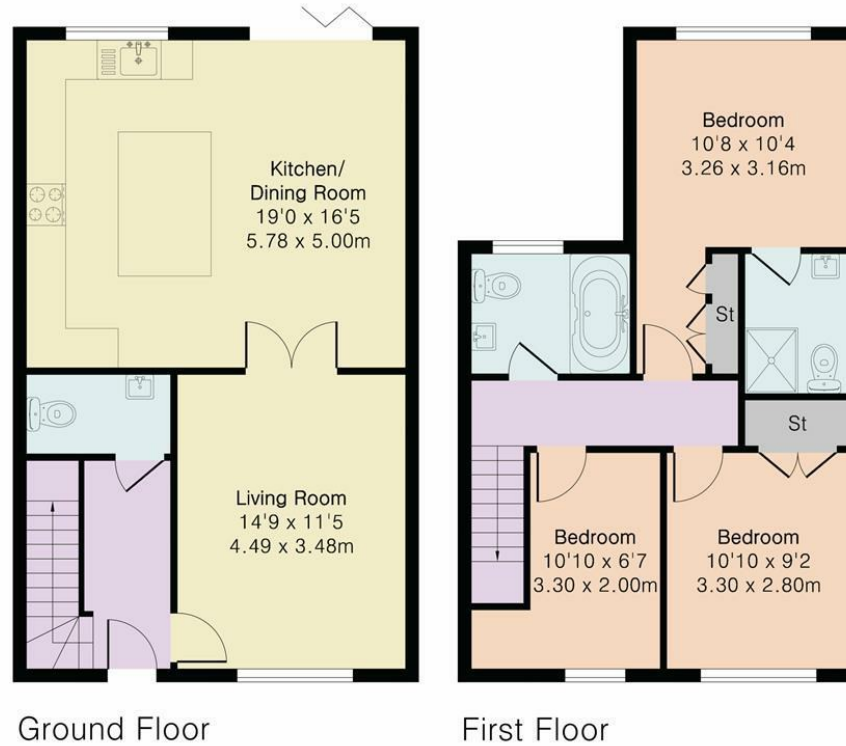
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**Approximate Gross Internal Area 1107 sq ft - 102 sq m**

Ground Floor Area 597 sq ft – 55 sq m

First Floor Area 510 sq ft – 47 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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