



26, Hazeldell, Watton At Stone
SG14 3SN

Guide Price £535,000



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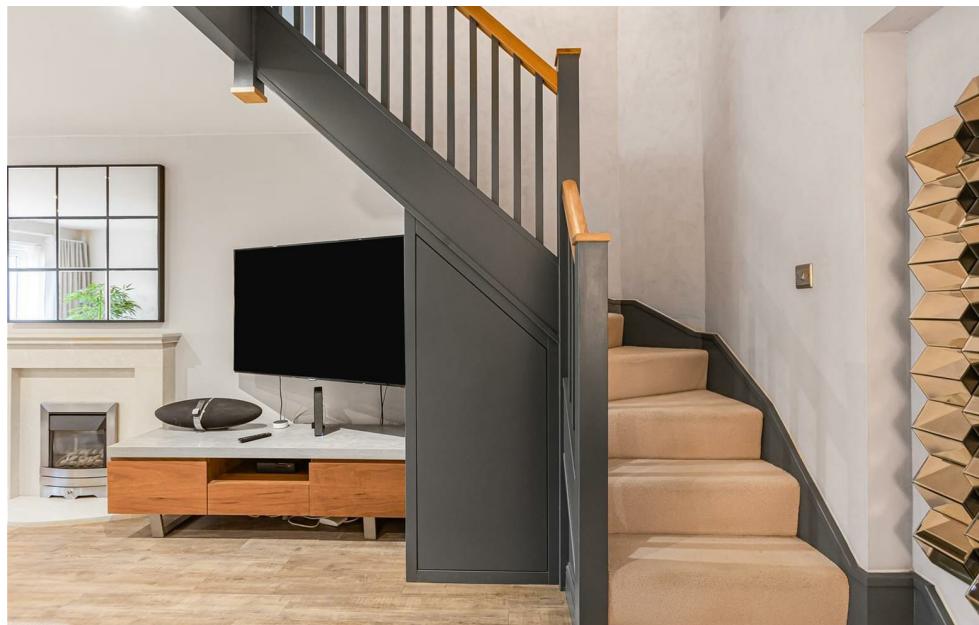
26 Hazeldell, Watton At Stone, Herts, SG14 3SN

Steven Oates are delighted to offer this beautifully appointed three/four bedroom family home nestled in the charming village of Watton At Stone. This stunning family home is perfectly positioned at the end of this quiet cul-de-sac which is only a stone's throw away from the village High Street and local Train Station. This home benefits from modern and spacious accommodation having been thoughtfully extended and renovated to a high standard throughout. Upon entering, you are welcomed by a spacious porch where you will find a useful downstairs toilet and access into the converted garage which is currently used as the fourth bedroom but also makes an ideal home office/snug. The ground floor also benefits from a large living room which provides a warm and inviting space for relaxation and gatherings, perfect for families seeking comfort and style. The contemporary kitchen has been completely refitted and designed to cater for family living and entertaining. Upstairs, you will find three generously sized bedrooms, each offering ample storage and natural light. The property also boasts a low maintenance rear garden, perfect for outdoor enjoyment without the hassle of extensive upkeep. Parking is a breeze with a large driveway for up to three vehicles, ensuring convenience for all.

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 surgeries, 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. The village also benefits from a range of community activities, including a Scout and Guide group and sports clubs.



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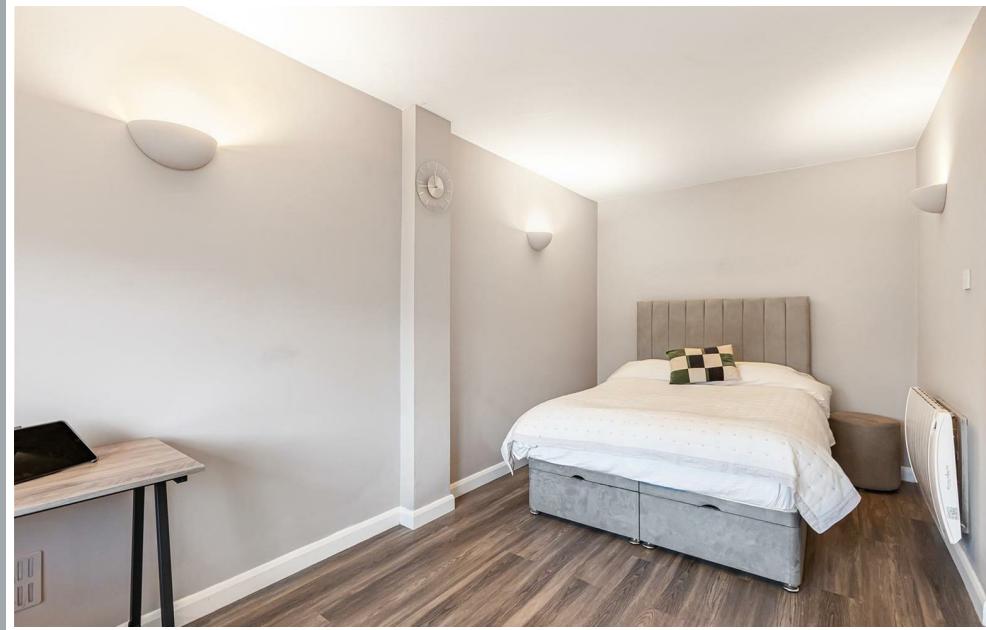
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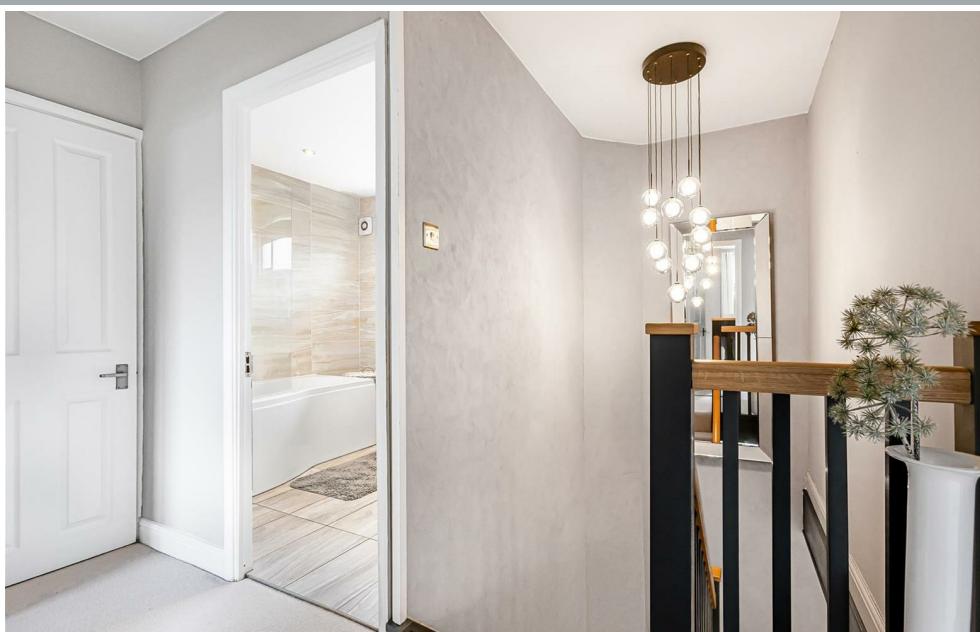
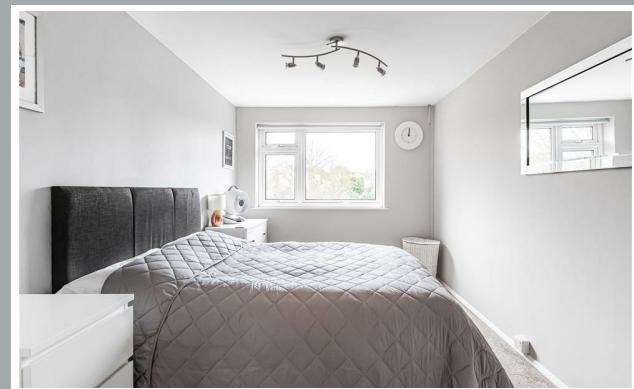
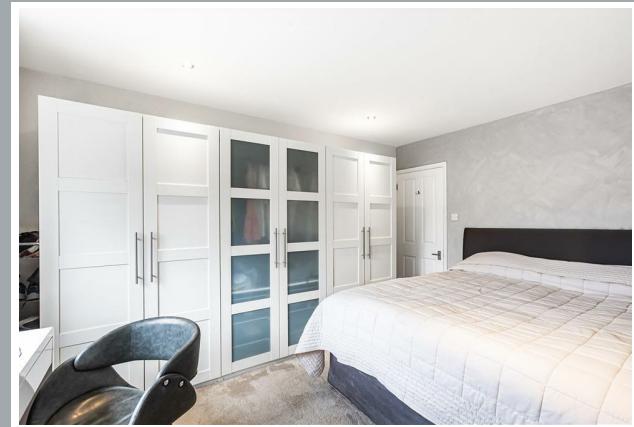
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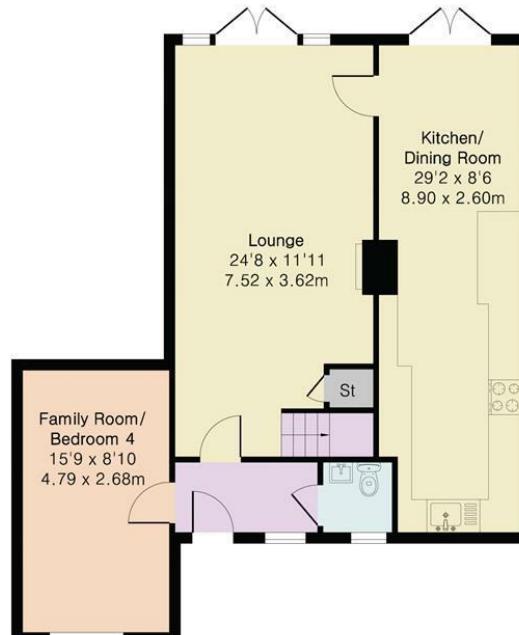


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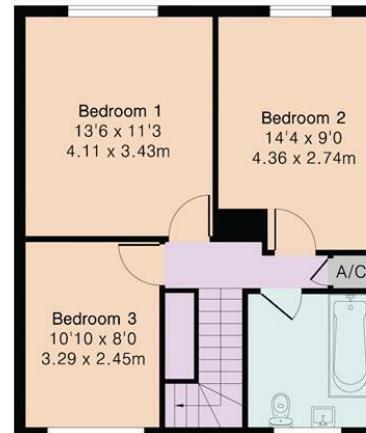
Approximate Gross Internal Area 1257 sq ft - 116 sq m

Ground Floor Area 747 sq ft - 69 sq m

First Floor Area 510 sq ft - 47 sq m



Ground Floor



First Floor



PINK PLAN

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.



Steven Oates

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