**26 Great Innings South**
**Hertford, SG14 3TE**
**Guide price £435,000**

morgan alexander

# 26 Great Innings South
# Hertford, SG14 3TE

Set within this well-regarded residential cul-de-sac, the property immediately impresses with its welcoming frontage and practical layout. Internally, the ground floor flows particularly well, with a spacious dual-aspect living and dining room forming the heart of the home. This is a genuinely usable family space, enhanced by a feature fireplace and ample room for both relaxing and entertaining.

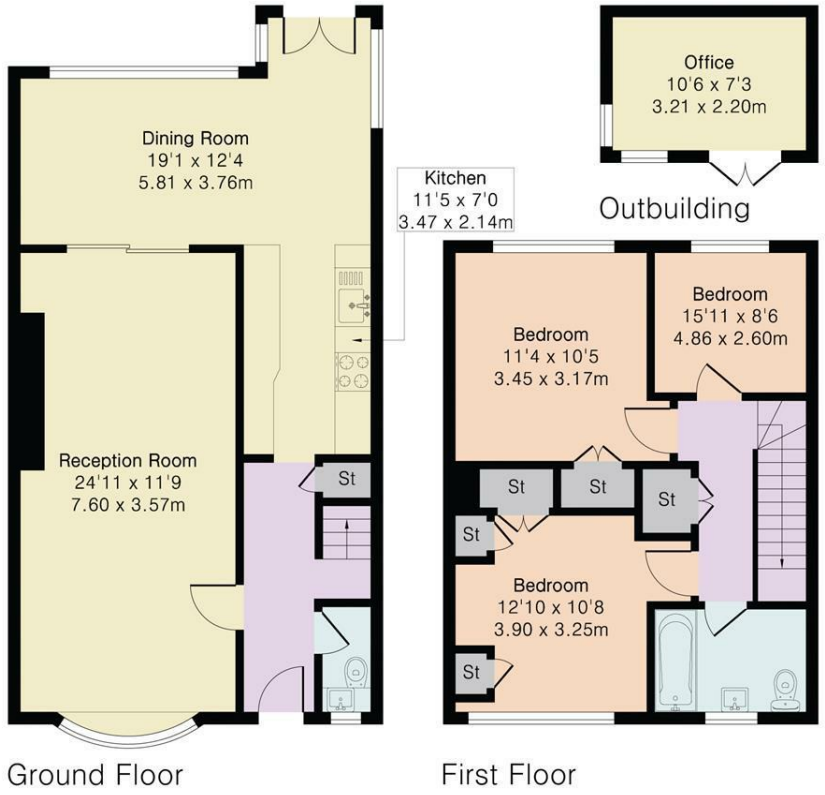
To the rear, the property has been extended to create a superb kitchen arrangement leading seamlessly into a light-filled garden room. The kitchen itself is well appointed with a comprehensive range of units and work surfaces, while the adjoining dining/family area benefits from extensive glazing, drawing in natural light and providing direct views and access onto the garden. It is this space that gives the house its edge, offering a far more sociable and practical layout than many comparable homes.

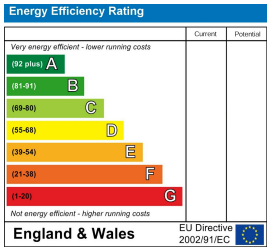
Upstairs, the first floor provides three well-proportioned bedrooms. The principal bedroom is particularly notable, featuring an extensive range of fitted cabinetry that maximises storage without compromising on space. The remaining bedrooms are ideal for children, guests or home working, all served by a family bathroom.

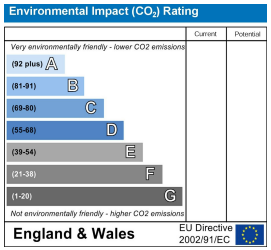
Externally, the rear garden has been designed with family life in mind. A paved terrace leads onto a lawned area, creating distinct zones for entertaining and play. To the rear sits a substantial outbuilding, currently utilised as a home office and storage space, presenting clear potential for a variety of uses depending on a buyer's needs.

Watton-at-Stone remains one of East Hertfordshire's most desirable villages, offering a wonderful sense of community alongside excellent everyday amenities. The charming High Street features a village bakery, Post Office, convenience store and newsagents, along with

**Approximate Gross Internal Area 1156 sq ft - 107 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 681 sq ft – 63 sq m
First Floor Area 475 sq ft – 44 sq m
Outbuilding Area 76 sq ft – 7 sq m




PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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The Property Ombudsman

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