



Stoney Fields, Watton At Stone, SG14 3QD

£388,000

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Stoney Fields, Watton At Stone

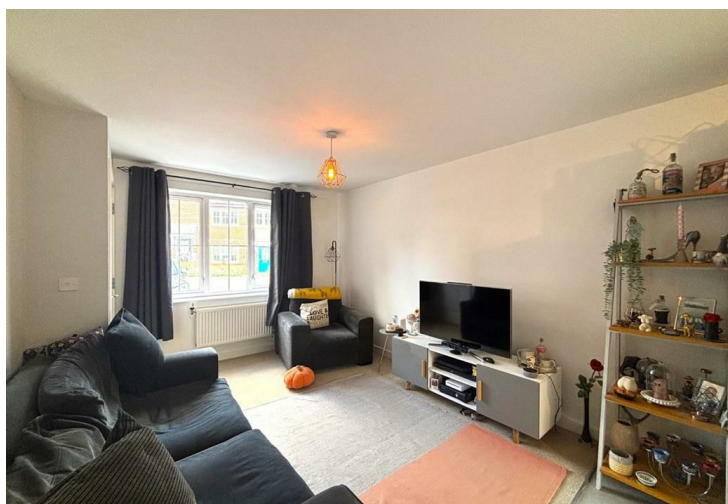
****VILLAGE LOCATION - ALLOCATED PARKING - WALKING DISTANCE TO TRAIN STATION****

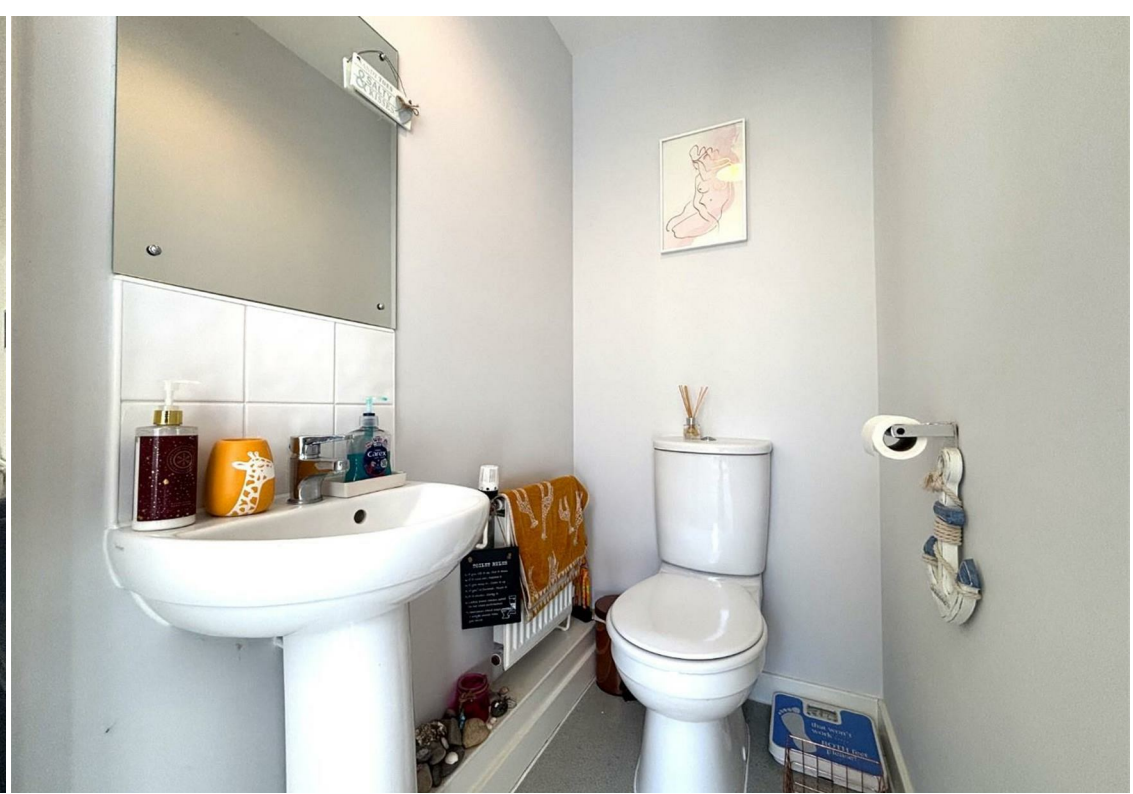
Nestled in the charming village of Watton At Stone, Hertford, this modern end-terrace house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for small families, couples, or individuals seeking a peaceful retreat in the countryside.

The inviting living/dining/kitchen provides a warm and welcoming space, ideal for relaxation or entertaining guests. The property boasts parking for two vehicles, ensuring that you will never have to worry about finding a space after a long day.

One of the standout features of this home is its prime location. Situated in a popular village, you will find yourself within walking distance of the local train station, which offers direct links to London, making commuting a breeze. Additionally, the area is well-served by local shops, schools, and pubs, providing all the amenities you need right on your doorstep.

This property is not just a house; it is a place where you can enjoy the tranquility of village life while still having easy access to the vibrant city. If you are looking for a modern home in a picturesque setting, this end-terrace house in Stoney Fields is an opportunity not to be missed.







Entrance Hall:

Radiator, stairs to first floor and doors to:

Living/Dining/Kitchen:

26'8 x 10'2

Comprising of:

Living Room:

UPVC double glazed window to front and radiator.

Kitchen/Dining Room:

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob and extractor fan over, built in oven, appliance space for fridge/freezer, cupboard, UPVC double glazed window to rear and door to:

Utility Area:

Radiator, door to garden and door to:

WC:

Low level WC, wash hand basin with mixer tap and radiator.

First Floor Landing:

Radiator, loft access and doors to:

Bedroom One:

14'10 x 10'2

Dual aspect UPVC double glazed window to rear, cupboard and radiator.

Bedroom Two:

14'10 x 9'6

UPVC double glazed window to front, radiator and cupboard.

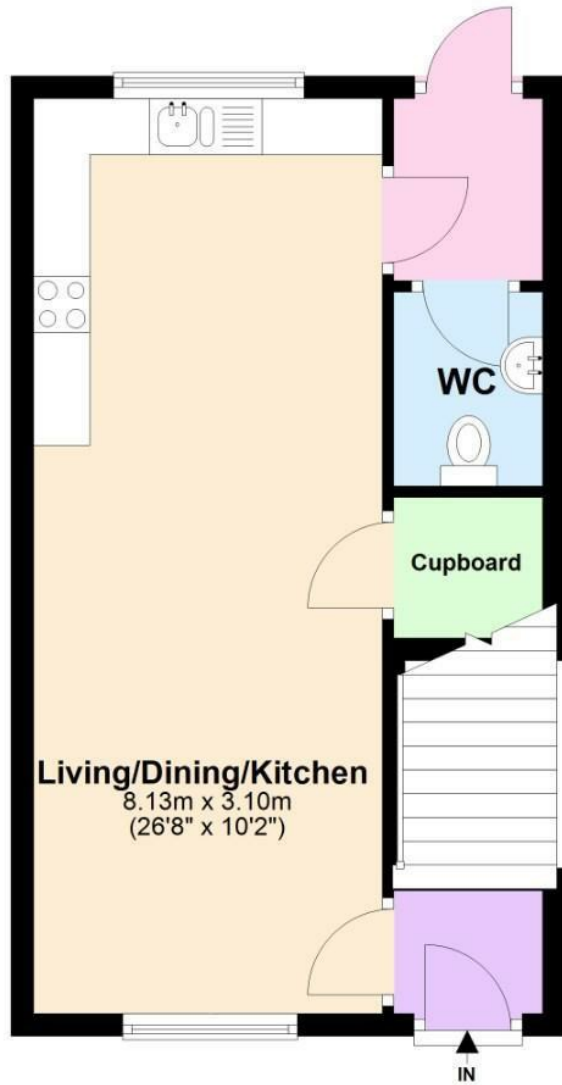
Garden:

Paved patio seating area leading to lawn and enclosed by panel fencing, shed and pedestrian gated side access.

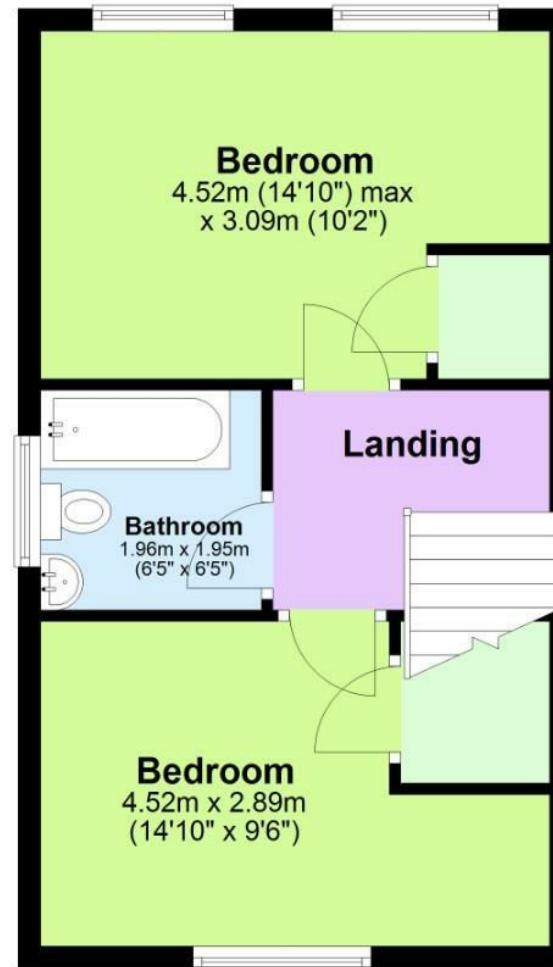
Parking:

Two parking spaces located to the front of the property.

Ground Floor



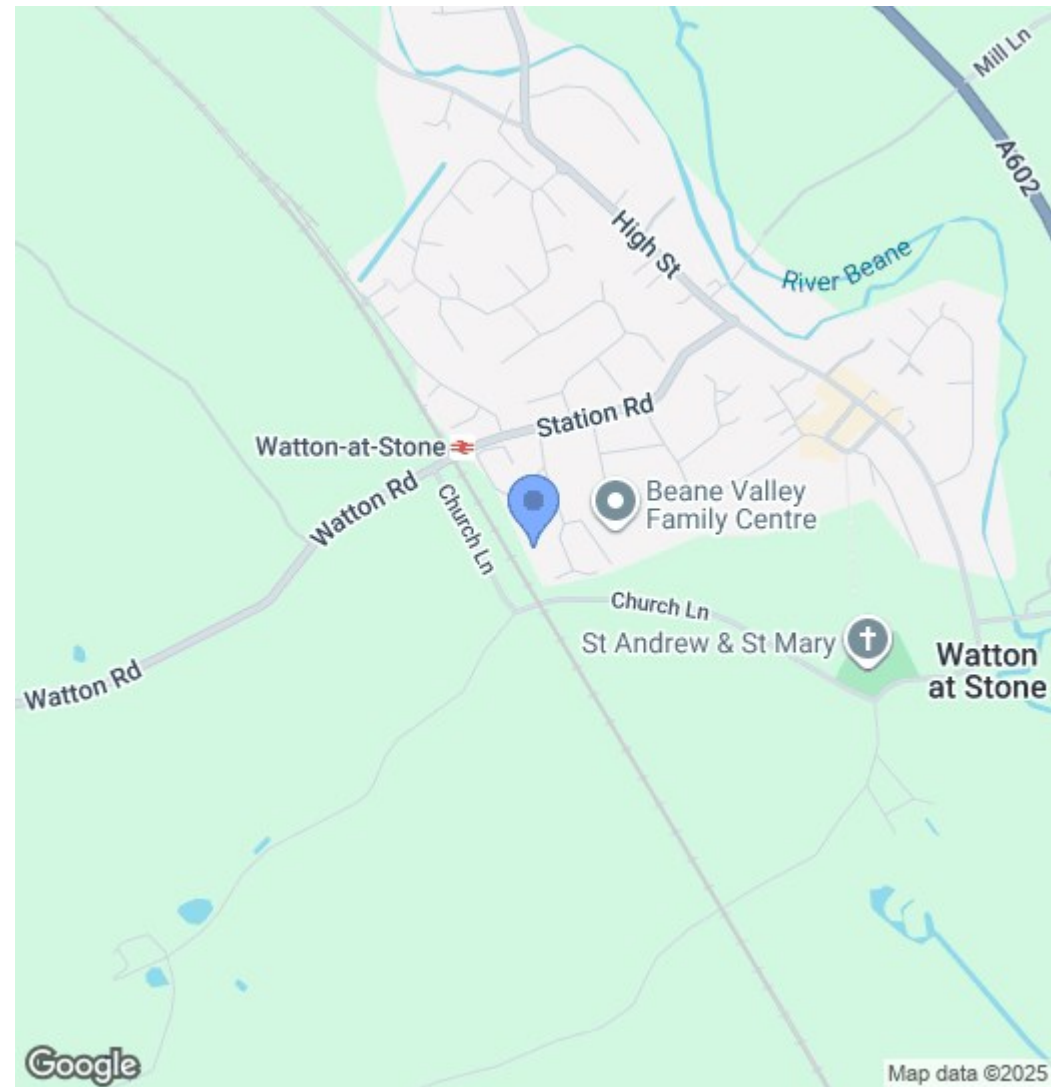
First Floor



Total area: approx. 70.3 sq. metres (756.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com