

FOR SALE

£425,000 Freehold (to be confirmed)



Stoney Fields, Watton At Stone, Hertford. SG14 3QD

- UPPER CHAIN COMPLETE
- THREE BEDROOM HOUSE
- ALLOCATED PARKING
- ENSUITE BATHROOM
- W/C
- UPPER CHAIN INPLACE
- VILLAGE LOCATION
- WALKING DISTANCE TO TRAIN STATION



PROPERTY DESCRIPTION

Being sold with the upper chain complete; a rarely available modern three bedroom house situated in a quite cul-de-sac overlooking a quiet green within this popular village of Watton At Stone. The features of two allocated parking spaces, en-suite shower room, spacious lounge/dining room, modern kitchen and separate W.C.

Stoney Fields is located in the Picturesque village of Watton-at-Stone situated between Ware, Hertford and Stevenage. The village is surrounded by beautiful walks and countryside and benefits from great amenities including:

Train Station 0.1 Miles

Primary School 0.1 Miles

Local shops 0.3 Miles

Hertford Town Centre 4.3 Miles

Stevenage Town Centre 4.9 Miles

Ware Town Centre 4.9 Miles



ROOM DESCRIPTIONS

ENTRANCE HALL

W/C

KITCHEN

3.68m x 2.29m (12' 1" x 7' 6")

LOUNGE

4.39m x 4.57m (14' 5" x 15' 0")

FIRST FLOOR

MASTER BEDROOM

3.61m x 2.59m (11' 10" x 8' 6")

EN-SUITE

BEDROOM TWO

2.59m x 3.10m (8' 6" x 10' 2")

BEDROOM THREE

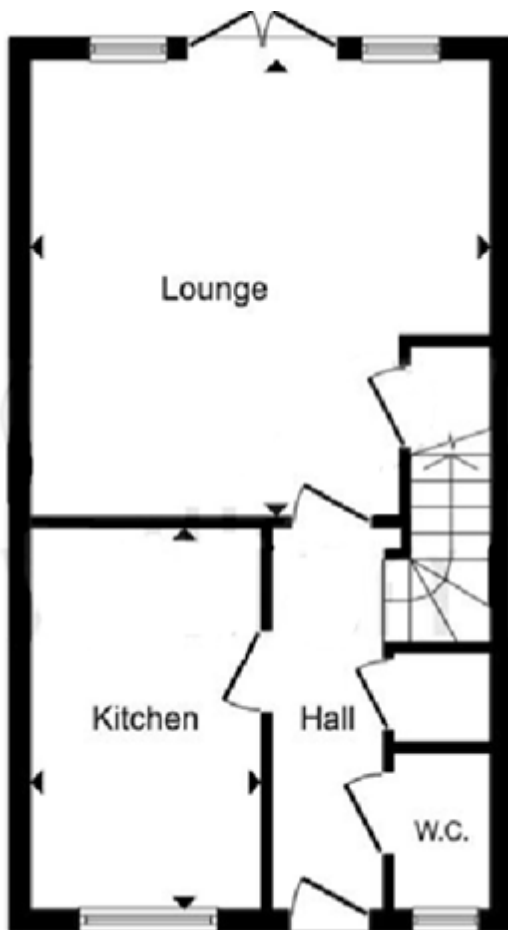
2.67m x 1.88m (8' 9" x 6' 2")

BATHROOM

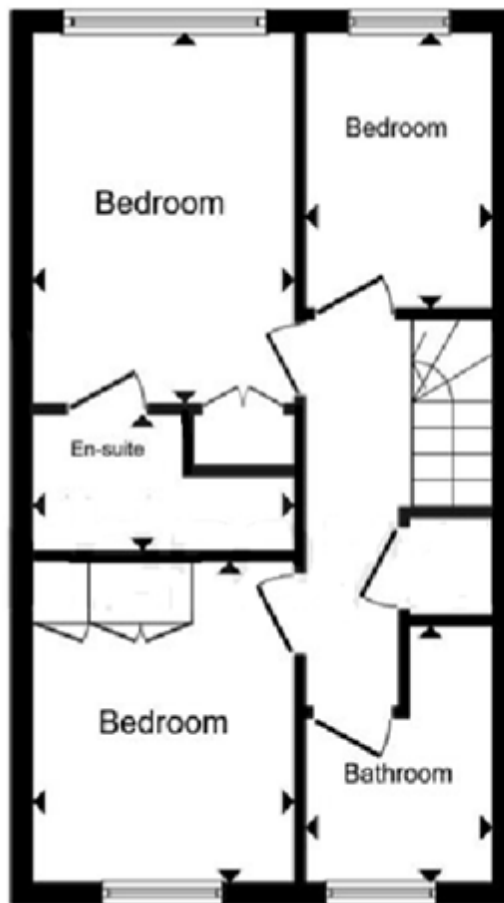
ALLOCATED PARKING

REAR GARDEN





Ground Floor



First Floor

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

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
linzi.davis@kalmestateagents.co.uk