



**Hockerill, Watton At Stone Hertford, SG14 3SQ**

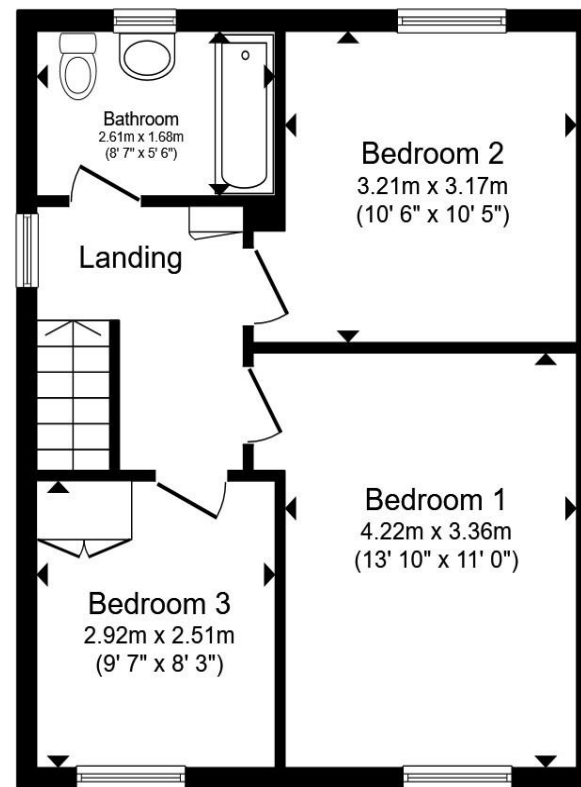
## welcome to Hockerill, Watton At Stone Hertford

A well-proportioned and extended three-bedroom link-detached family home, situated in a quiet cul-de-sac within the ever-popular village of Watton-at-Stone. Ideally located within a short walk of local schools, village shops and the Watton-at-Stone railway station, this larger-than-average home offers spacious and versatile accommodation throughout. The ground floor features a generous through lounge with direct access to the rear garden, creating an ideal space for both family living and entertaining. The property has also been extended to provide a modern kitchen/dining room fitted with a range of integrated appliances, ample storage and flexible space that could equally be utilised as a home office, study area or family room. A convenient downstairs cloakroom completes the ground floor accommodation. The first floor comprises three well-proportioned bedrooms and a family bathroom, offering comfortable living space for a growing family.





**Ground Floor**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**-Accommodation Overview-**

**Entrance Hall**

**Downstairs Cloakroom**

**Living / Dining Room**

24' 5" x 12' ( 7.44m x 3.66m )

**Reception Room**

11' 3" x 7' 1" ( 3.43m x 2.16m )

**Kitchen**

13' 1" x 9' 5" ( 3.99m x 2.87m )

**-First Floor Landing-**

**Bedroom One**

13' 10" x 11' ( 4.22m x 3.35m )

**Bedroom Two**

10' 6" x 10' 5" ( 3.20m x 3.17m )

**Bedroom Three**

9' 7" x 8' 3" ( 2.92m x 2.51m )

**Bathroom**

**-Exterior-**

**Rear Garden**

**Agent Note:**

We are advised that there is asbestos present to the roof soffits and the remains of an asbestos cold-water tank to the loft space that is not in use.

welcome to

## Hockerill, Watton At Stone Hertford

- Extended Three Bedroom Linked Detached Family Home
- Situated In A Highly Sought After Location
- Downstairs Cloakroom & Family Bathroom
- Watton At Stone Offers Excellent Amenities Including A Mainline Station Which Serves London's Moorgate
- Front & Rear Gardens

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

**£460,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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