

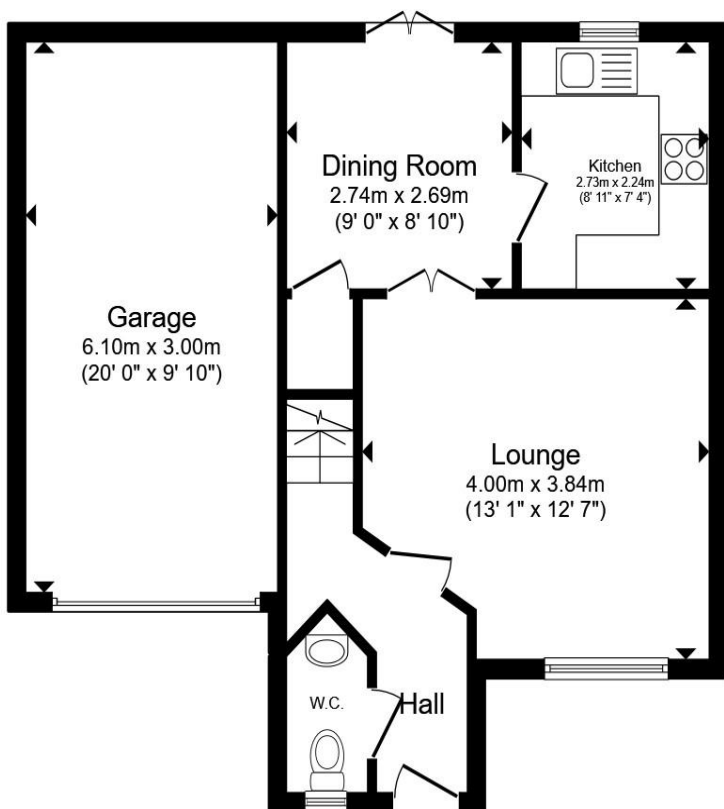


Great Innings South, Watton At Stone, HERTFORD, SG14 3TF

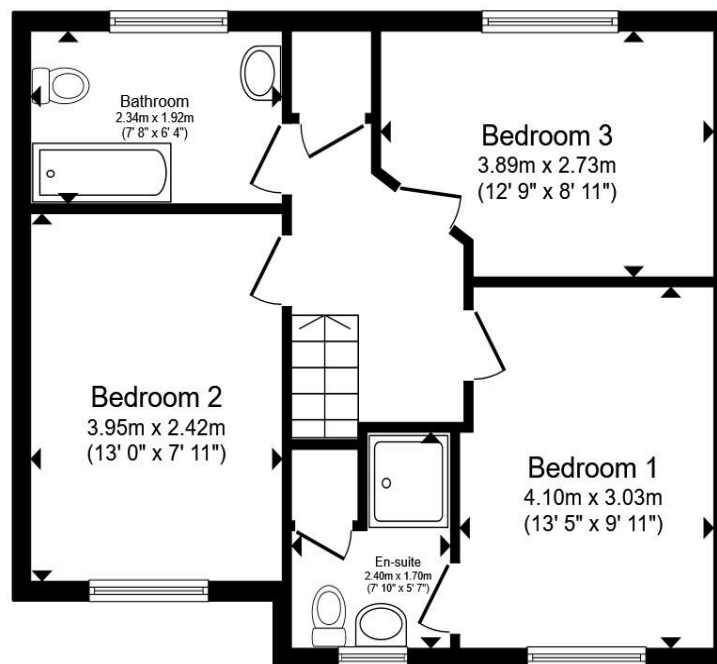
Welcome to Great Innings South, Watton At Stone HERTFORD

The property benefits from two well-proportioned reception rooms, providing excellent space for both everyday living and entertaining, alongside a well-appointed kitchen and practical family layout. The property boasts three generous double bedrooms, including a spacious principal bedroom with the added luxury of an en-suite shower room. Further benefits include an attached garage, ample storage and attractive outdoor space. Ideally positioned within easy reach of local amenities, and excellent transport links. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 109.8 m² (1,182 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

-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Lounge

Dining Room

Kitchen

-First Floor Landing-

Bedroom One

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bathroom

-Exterior-

Rear Garden

Driveway & Garage

Welcome to

Great Innings South, Watton At Stone HERTFORD

- Three Double Bedroom Detached Family Home
- Driveway & Attached Garage
- Beautiful Rear Garden
- En-Suite To Principal Bedroom
- Family Bathroom & Downstairs Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

Offers in the region of
£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108466



Property Ref:
HFD108466 - 0001

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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