



5 Motts Close | Watton at Stone | SG14 3TR

Asking Price £360,000

A modern two bedroom terraced house situated in the ever-popular village of Watton at Stone. Internally, the ground floor accommodation comprises lounge, kitchen/diner and reception hall. The first floor offers a landing, two bedrooms and a re-fitted bathroom. Externally there is a low-maintenance front garden and a mature South-east facing rear garden predominantly laid to lawn with patio, shed and terrace.

This attractive home is within walking distance of the local pre-school, primary school, local shops and GP surgery, with the exceptional senior schools in Hertford and Ware just a short journey away. The mainline railway station offers services to London's Moorgate and King's Cross. An early viewing is highly recommended !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Reception Hall

Coir matting. Door to:

Lounge

14'6 x 10'11 (4.42m x 3.33m)

uPVC double glazed window to front. Two radiators. Open staircase to first floor landing. Square opening to:

Kitchen/Diner

11'0 x 7'9 (3.35m x 2.36m)

uPVC double glazed window to rear. Range of wall & base units incorporating rolltop work surfaces and inset one & half bowl stainless steel sink unit with swan neck mixer tap. Integrated electric oven with grill, four ring gas hob and extractor. Space & plumbing for washing machine. Space for fridge/freezer. Ceramic floor tiles. Inset spotlights. Ladder style radiator. uPVC double glazed door to rear garden.

First Floor Landing

Radiator. Access to partially boarded loft space with light. Doors to bedrooms and bathroom.

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)

uPVC double glazed window to front. Radiator. Bulkhead storage cupboard. Built-in single wardrobe.

Bedroom Two

7'11 x 6'1 (2.41m x 1.85m)

uPVC double glazed window to rear. Radiator.

Bathroom

11'0 x 4'7 (3.35m x 1.40m)

uPVC double glazed window to rear with obscured glass. White suite comprising panel enclosed bath with Aqualisa shower over & fitted shower screen, half pedestal wash hand basin and low flush WC. Radiator. Ceramic wall tiles. Airing cupboard containing linen shelving, lagged cylinder and immersion. Floor tiles.

Front Garden

Small area for pot plants. Short path to front door.

Rear Garden

38'0 (11.58m)

Facing the South-East, this mature garden offers a patio, lawn, cultivated border, garden tap, rear terrace and timber shed.

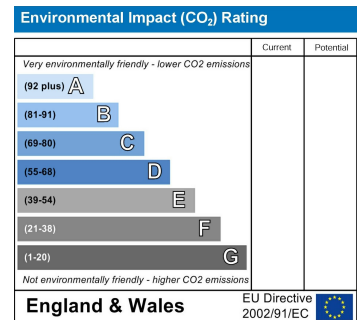
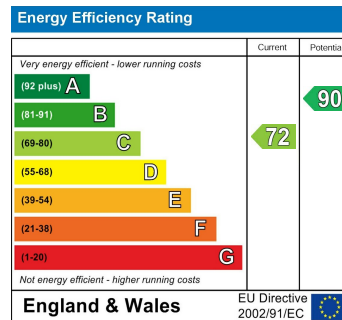
Parking

One allocated space and several visitors spaces.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate



EXTERIOR

