

**71 Moorymead Close**  
**Herford, Hertfordshire SG14 3HF**  
**£1,095**







## 71 Moorymead Close Hertford, Hertfordshire SG14 3HF

Discover Modern Living in Watton at Stone! Your Ideal Studio Awaits with Morgan Alexander Lettings!

Step into a recently refurbished second-floor studio flat, ideally located just a five-minute stroll from Watton at Stone rail station. This thoughtfully designed development offers a seamless blend of convenience and comfort, providing easy access to London and Stevenage.

### Prime Location:

Benefit from unparalleled connectivity with the railway station a mere five minutes away, linking you swiftly to London and Stevenage. This prime location ensures that your commute is not only efficient but stress-free, allowing you to embrace the vibrant lifestyle of Watton at Stone.

### Village Charm with Urban Proximity:

Nestled between Hertford and Stevenage, this studio flat provides the perfect balance between village charm and urban convenience. A quick 10-minute drive opens doors to extensive shopping opportunities and easy access to surrounding towns and villages, making it an ideal hub for both leisure and work.

### Ample Private Parking & Serene Gardens:

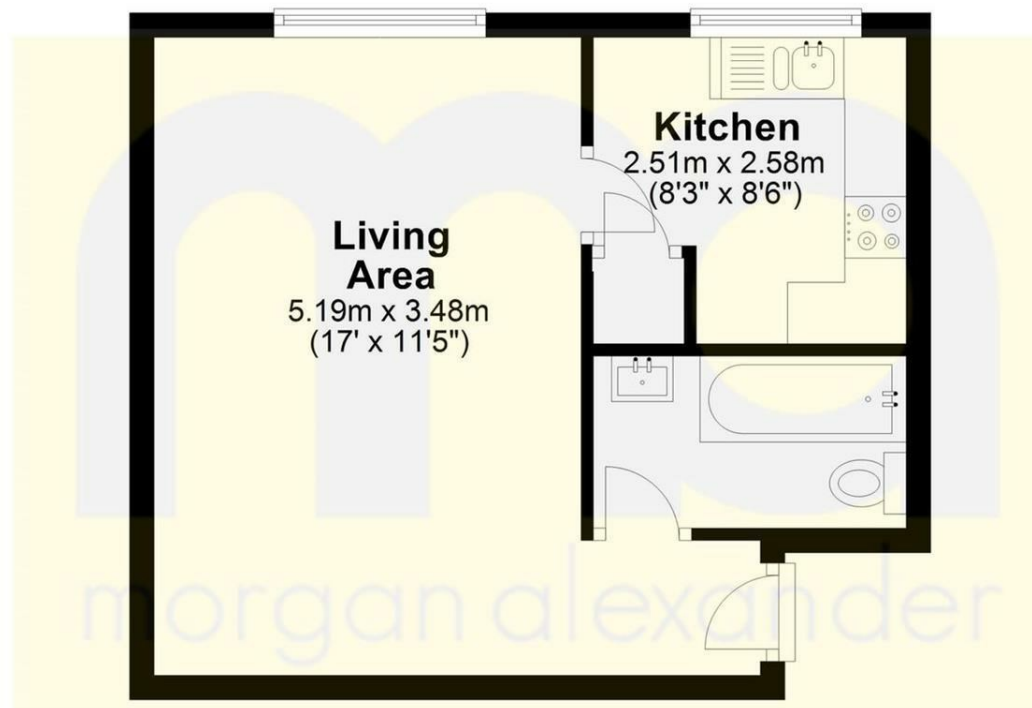






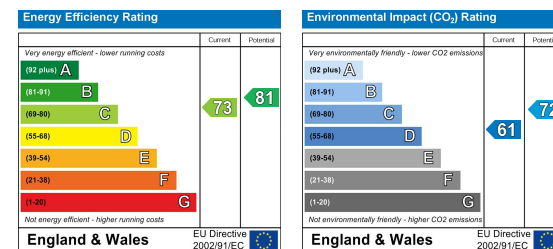
## Second Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 30.5 sq. metres (328.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.



### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)