

2 Watton House Stables
Herford, SG14 3NZ
Guide price £495,000

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Tucked away in the exclusive enclave of Watton At Stone, 2 Watton House Stables is a beautifully presented, chain-free three-bedroom period home offering the perfect blend of rural tranquillity and convenient city access.

Property Features:

Bright Entrance Hall: Naturally lit with dual front-facing windows and stairs to the first floor.

Fitted Kitchen: Dual-aspect views, fitted wall/base units, garden access – ideal for daily life and entertaining.

Living Room: Dual aspect with a feature fireplace and French doors opening to the garden.

Dining Room: Garden access and peaceful views – perfect for formal meals or relaxed mornings.

Three Bedrooms: All well-proportioned with fitted wardrobes and ample natural light.





Area: 58.9 m² ... 634 ft²

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Total Area: 116.5 m² ... 1254 ft²

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 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 marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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