

66 Great Innings North
Herford, SG14 3TD
Offers in excess of £475,000

ma
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Located on a popular residential development, near to Watton at Stone High Street and railway Station is this three bedroom detached home in lovely condition.

Located in this charming village, the property offers entrance hall, cloakroom/WC, living room, recently upgraded kitchen/dining room with access to the garden, master bedroom with en-suite shower room and fitted wardrobes, two further bedrooms and a bathroom to the first floor.

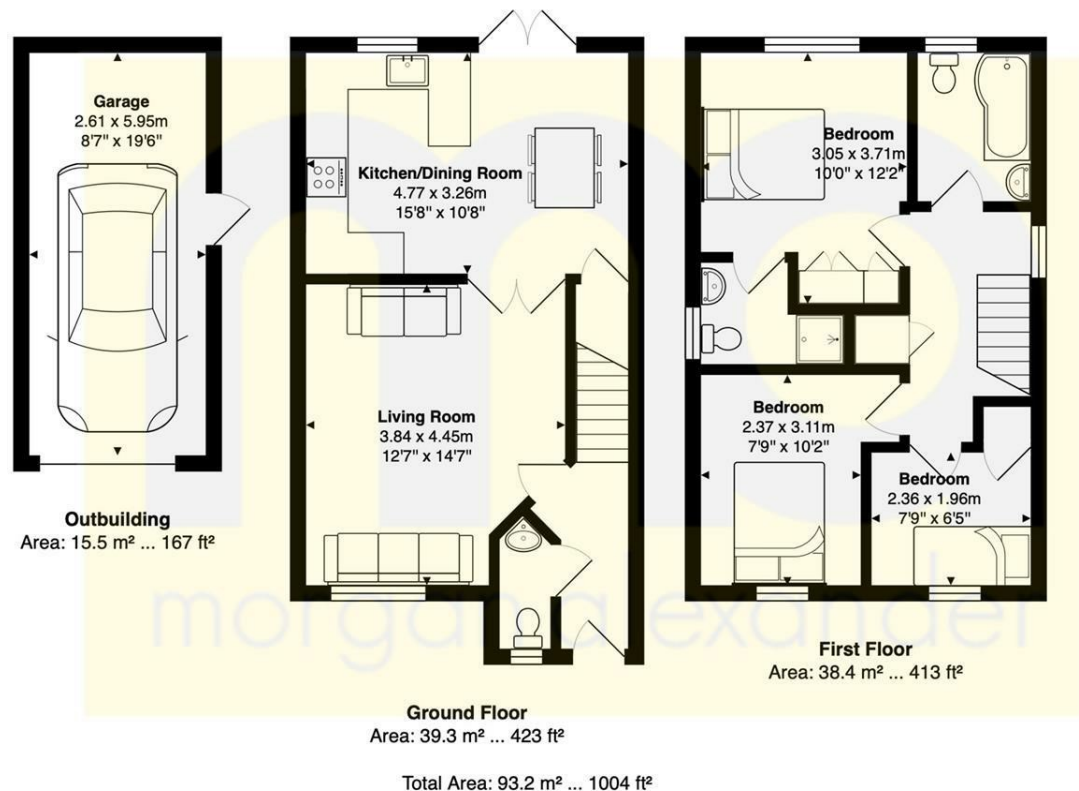
Outside there is a landscaped rear garden with artificial grass, perfect for family fun outside dining, driveway and garage.

Location and Lifestyle

Watton At Stone is a charming village offering a range of amenities, including a village shop, local pubs, and a primary school. The nearby train station provides direct services to London Kings Cross and Moorgate, making this an excellent choice for commuters.

Surrounded by beautiful countryside, the area offers exceptional walking routes and outdoor activities. Explore nearby woodlands, riverside paths, and the rolling hills of Hertfordshire. For more extensive shopping and leisure facilities, the market towns of Ware and Hertford are just a short drive away.





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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.
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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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