



Rivershill, Watton At Stone, Hertford, SG14 3SD



Welcome to Rivershill, Watton At Stone, Hertford

Nestled in the picturesque village of Watton-at-Stone, this well-maintained three-bedroom semi-detached family home offers a blend of comfort and convenience. Situated on one of the village's most popular turnings, this property is a 5 minute drive from the local high street, shops, railway lines, and highly regarded schools. Upon entering, you are greeted by an extended porch leading into a spacious and bright through lounge. This inviting space provides direct access to a private, secluded, low-maintenance rear garden, complete with side access. The ground floor also features a convenient downstairs cloakroom. The exterior of the property boasts off-street parking for up to four cars, enhancing its practical appeal. Upstairs, you will find three generously sized bedrooms, a family bathroom, and a separate toilet, ensuring ample space for the entire family. Additional benefits include double glazing throughout, central heating, and a garage to the rear of the property. This charming family home is ideal for those seeking a peaceful yet accessible village lifestyle in Watton-at-Stone.



-Accommodation Overview-

Entrance Porch:

Double glazed window to front and side aspect, laminate flooring, radiator.

Entrance Hall:

Laminate flooring, radiator, stairs to first floor, under stairs storage cupboard, door to downstairs cloakroom.

Downstairs Cloakroom:

Obscure double glazed window to side aspect, wash hand basin, WC.

Lounge:

28' 4" x 11' (8.64m x 3.35m)

Double glazed window to front aspect, gas fireplace with brick surround, double glazed sliding doors to rear garden, radiator.

Kitchen:

10' 9" x 8' 1" (3.28m x 2.46m)

Wall and base units with work surface over, single bowl single drainer sink unit, eye level oven and grill, gas hob with extractor canopy over, space for washing machine, space for dishwasher, double glazed window to rear aspect.

-First Floor Landing-

Double glazed window to side aspect, storage cupboard used as an airing cupboard, loft hatch.

Bedroom One:

13' 8" x 10' 9" (4.17m x 3.28m)

Double glazed window to front aspect, storage cupboard, power points, radiator.

Bedroom Two:

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to rear aspect, storage cupboard, radiator.



Bedroom Three:

8' 9" x 8' 5" (2.67m x 2.57m)

Double glazed window to side aspect, storage cupboard, power points, radiator.

Bathroom:

Four piece suite comprising of panel enclosed bath, shower cubicle with shower over, wash hand basin, WC, tiled walls, tiled floor, obscure double glazed window to rear aspect.

Separate WC:

Double glazed window to rear aspect, WC, tiled walls, tiled floor.

-Exterior-

Front Garden:

Laid to lawn, shrubs and plants.

Rear Garden:

A mature rear garden being mainly laid to lawn with patio, shrubs and borders, side access, door leading to garage, fence boundary wall,

Driveway:

Off street parking for 5 cars.

Garage:

29' 2" x 8' 3" (8.89m x 2.51m)

Double glazed door leading to garage, window to side aspect.



Welcome to

Rivershill, Watton At Stone Hertford

- Three Bedroom Semi-Detached Family Home
- A Sought After Quiet Village Location
- Four Piece Family Bathroom & Separate WC
- Large Lounge
- Driveway For Four Cars & Garage
- Low Maintenance Rear Garden
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: Awaited



Total floor area 114.3 m² (1,231 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.localagent.com



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Please note the marker reflects the
postcode not the actual property