



1, Riverside Cottages, Stanstead Abbots

SG12 8AP

Guide Price £500,000



stevenoates.com



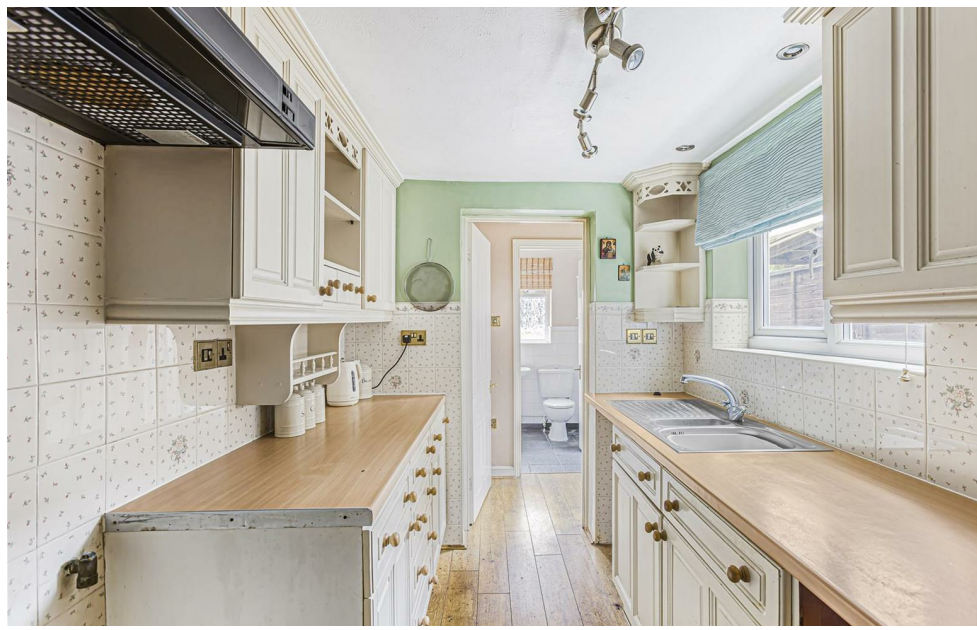
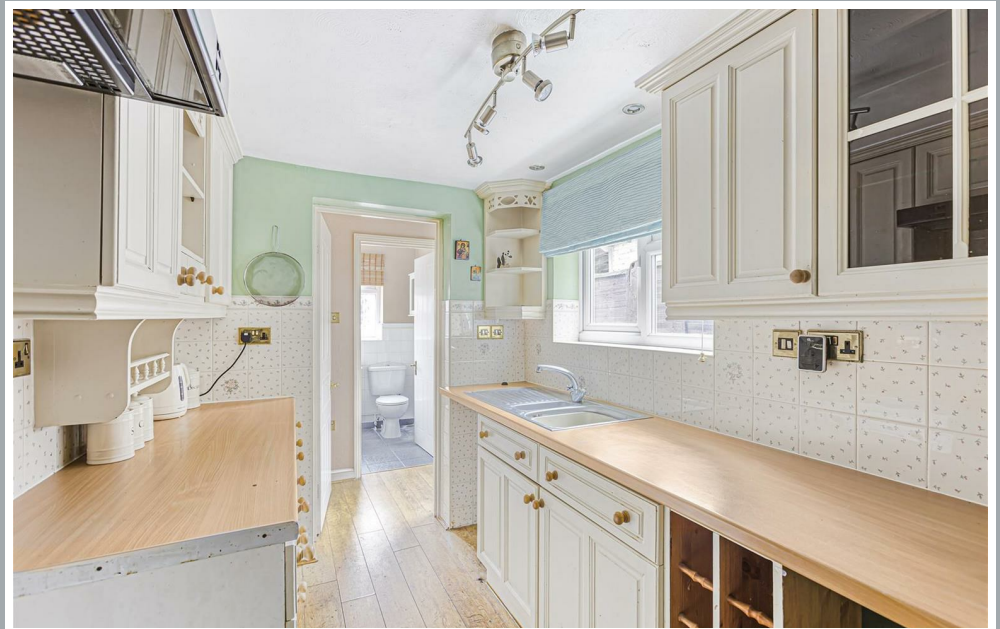
1 Riverside Cottages, Stanstead Abbots, Hertfordshire, SG12 8AP

****CHAIN FREE-proceedable buyers only**** Steven Oates are delighted to offer this rarely available three bedroom character cottage fronting directly on to the River Lea. On the ground floor, there is a lounge, dining room, kitchen and bathroom. On the first floor there are three bedrooms with an added bonus of stairs leading to the loft room. Externally, you have a courtyard terrace within the peaceful setting benefiting from mooring and fishing rights. To the rear, there is a low maintenance rear garden with access to the spacious garage. Situated by the River, this property also benefits from fishing & mooring rights.

Stanstead Abbots is conveniently located for access to local shopping with the market towns of Ware and Hertford easily accessible, schooling for all ages and mainline railway stations providing commuter services to London. St Margaret's station which is within walking distance also offers commuter services to London's Liverpool Street. Excellent road links are available via the A10 and M25.



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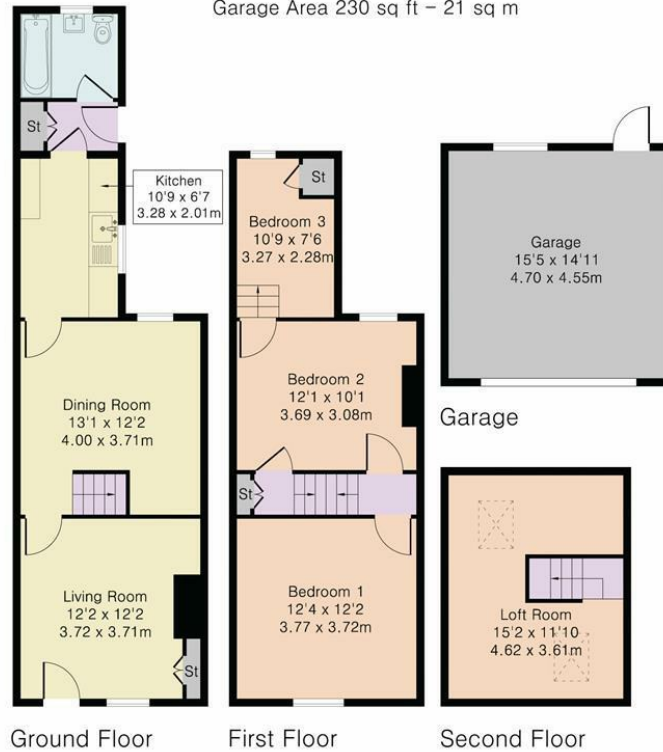


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Approximate Gross Internal Area 1243 sq ft – 116 sq m
 Ground Floor Area 449 sq ft – 42 sq m
 First Floor Area 384 sq ft – 36 sq m
 Second Floor Area 180 sq ft – 17 sq m
 Garage Area 230 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

