



29, Rivershill, Watton At Stone
SG14 3SD
Guide Price £635,000



stevenoates.com



29 Rivershill, Watton At Stone, Hertfordshire, SG14 3SD

****CHAIN FREE**** Steven Oates are delighted to offer this extended four bedroom extended semi detached house situated within a popular turning in the heart of the Village. The property is arranged over two floors and offers flexible living accommodation and spacious bedroom sizes. On the ground floor, there is a spacious entrance hallway, leading to a lounge/dining room with direct access to the rear garden, kitchen, ground floor cloakroom and further reception room. On the first floor, there are four double bedrooms and modern family shower room. Externally, there is off street parking, garage and a beautifully landscaped garden. To the rear of the garage, there is also a storage room.

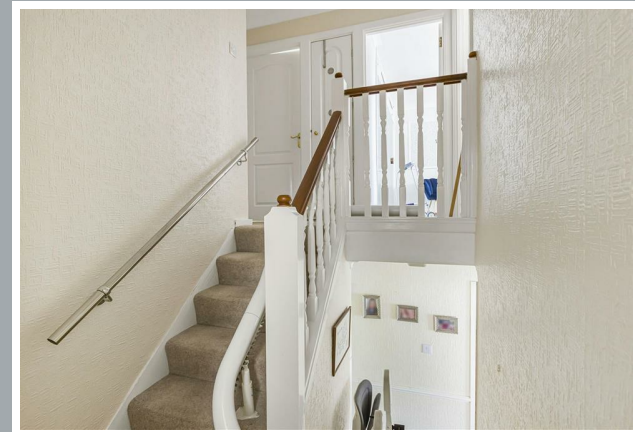
Watton At Stone is a picturesque Hertfordshire village, with a mixture of traditional and modern housing, centred around a high street that features a village bakery, a traditional village Post Office, a small village store and newsagents, a butcher's shop, doctors and dentist surgery. The village also benefits from two excellent Public Houses; The George & Dragon and The Bull both serving good local ales and outstanding food. For commuters, the village benefits from a mainline train station which is only a short distance away providing connections to the City within just 45 minutes.



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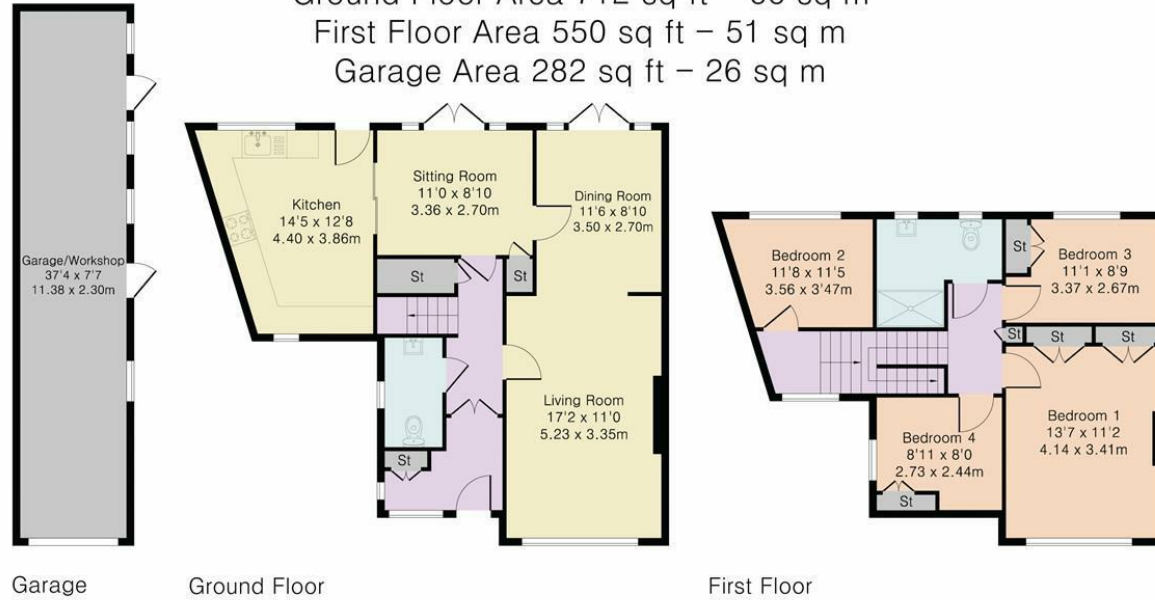
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Approximate Gross Internal Area 1544 sq ft – 143 sq m
 Ground Floor Area 712 sq ft – 66 sq m
 First Floor Area 550 sq ft – 51 sq m
 Garage Area 282 sq ft – 26 sq m



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.

