



4, Riverside Cottages, Stanstead Abbots

SG12 8AP

Offers In Excess Of £550,000



stevenoates.com



4 Riverside Cottages, Stanstead Abbots, Herts, SG12 8AP

****CHAIN FREE**** Steven Oates are delighted to offer this rarely available two/three bedroom character cottage fronting directly on to the River Lea. The property has been modernised throughout and immaculate presented. On the ground floor, there is a through lounge with feature fireplaces and kitchen/diner. On the first floor there are two bedrooms and modern four piece suite bathroom. On the second floor is another bedroom. Externally, to the front there is a courtyard garden enjoying the peaceful setting benefiting from mooring and fishing rights. To the rear, there is a low maintenance rear garden with off street parking.

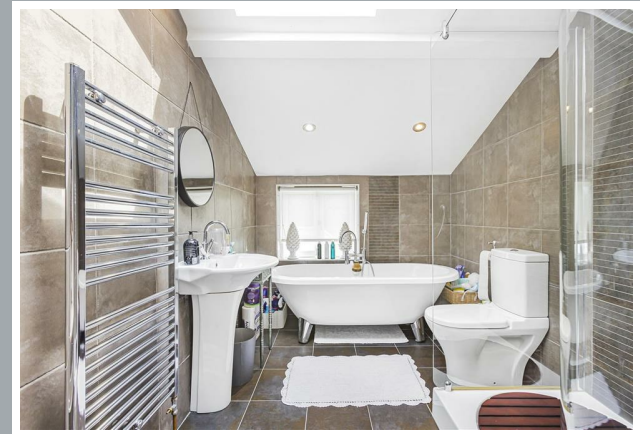
Stanstead Abbots is conveniently located for access to local shopping with the market towns of Ware and Hertford easily accessible, schooling for all ages and mainline railway stations providing commuter services to London. St Margaret's station which is within walking distance also offers commuter services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



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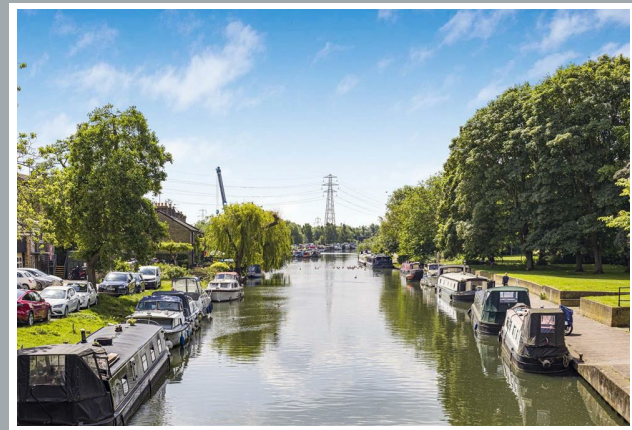




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Approximate Gross Internal Area 1062 sq ft – 100 sq m
 Ground Floor Area 544 sq ft – 51 sq m
 First Floor Area 372 sq ft – 35 sq m
 Second Floor Area 146 sq ft – 14 sq m



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.

