



70, Rivershill, Watton At Stone  
SG14 3SU  
Guide Price £475,000



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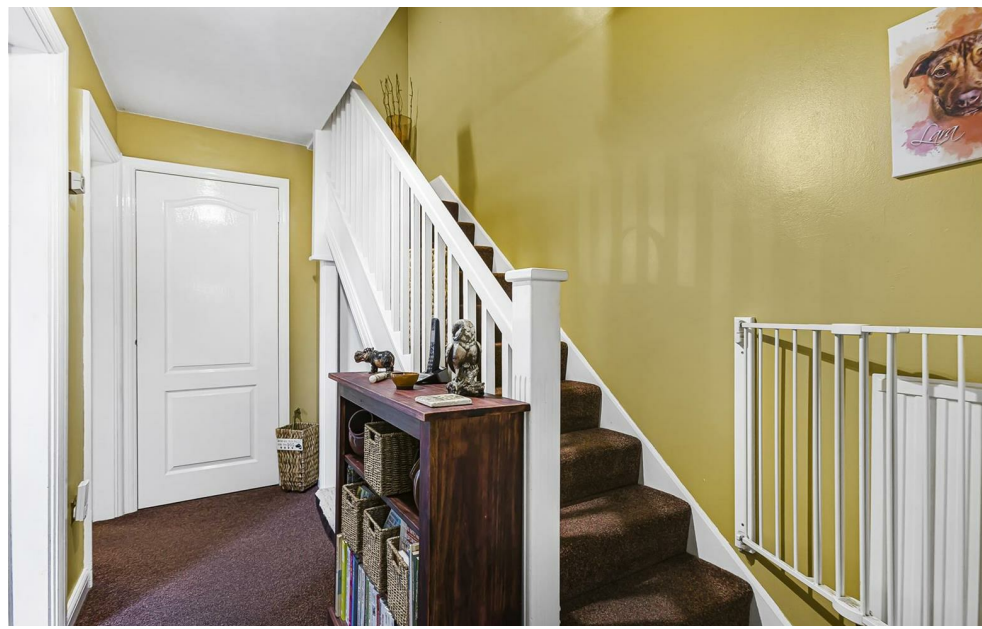
## 70 Rivershill, Watton At Stone, Herts, SG14 3SU

Steven Oates are delighted to offer this immaculately presented three bedroom end of terrace house situated in a popular turning in the heart of the Village. On the ground floor, there is an entrance hallway with doors leading to the lounge/diner, kitchen and ground floor cloakroom. On the first floor, there are three spacious bedrooms and family bathroom. Externally, there is a private secluded rear garden and two allocated parking spaces. There is ample visitors parking available. Call now to avoid disappointment.

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, 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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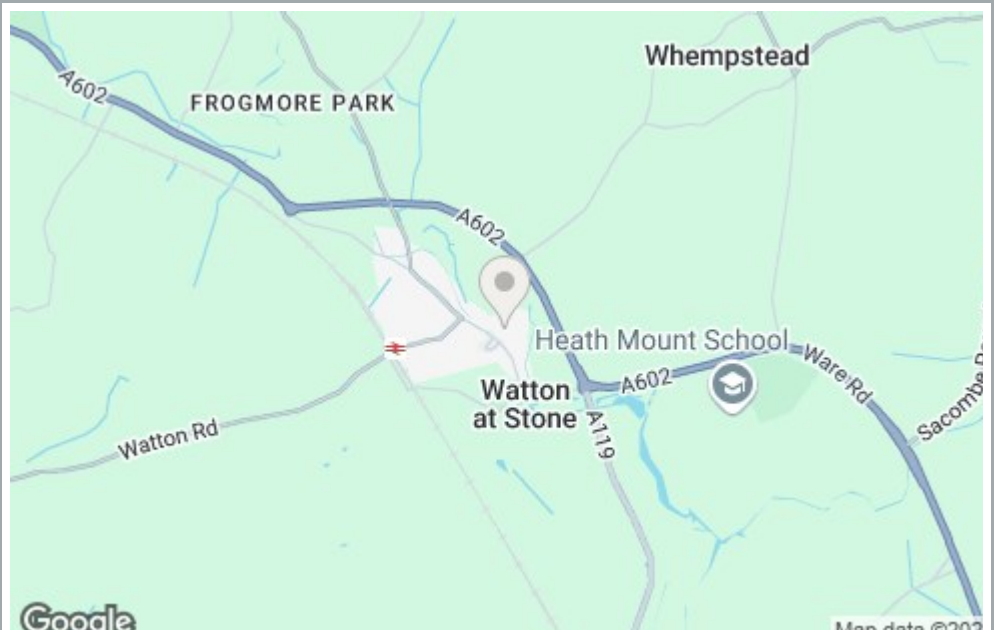


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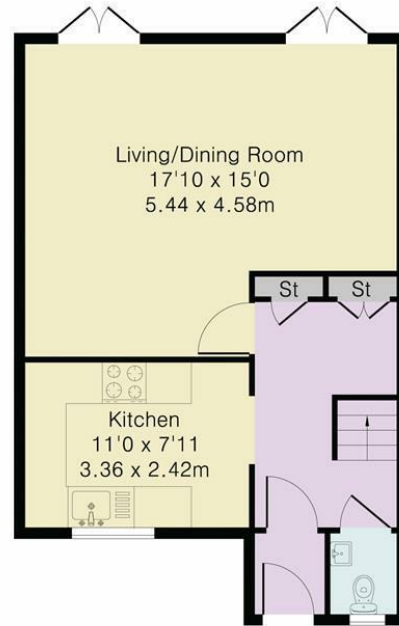
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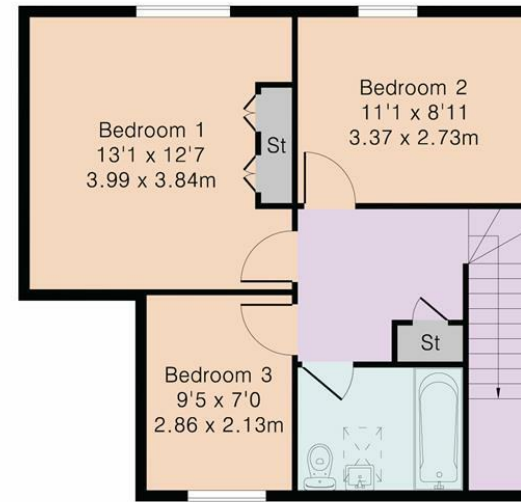
## Approximate Gross Internal Area 933 sq ft - 86 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 490 sq ft – 45 sq m



Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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