



5, Rivershill, Watton At Stone

SG14 3SD

Guide Price £750,000



stevenoates.com



5 Rivershill, Watton At Stone, Herts, SG14 3SD

****CHAIN FREE**** Steven Oates are delighted to present this four-bedroom detached home, ideally located in a popular turning in the heart of the Village. The property has been thoughtfully reconfigured to include a self-contained annex, providing excellent flexibility for multi-generational living or guest accommodation. The ground floor offers a spacious entrance hallway leading to a cloakroom, a bright lounge/dining room, and a modern fitted kitchen with direct access to the annex. Upstairs, there are three generous double bedrooms and a contemporary family bathroom. The annex features its own entrance, a modern wet room, kitchenette, lounge and bedroom or office space, along with direct access to the rear garden. Externally, the property benefits from off-street parking and a mature, well-maintained garden. On this large corner plot there is also the potential to extend (STPP), both on the back and to the side of the house.

Watton-at-Stone is a picturesque Hertfordshire village, offering a charming blend of traditional and modern homes. At its heart lies a welcoming High Street, home to a village bakery, a traditional Post Office, a convenience store and newsagents, a butcher's shop, as well as both doctors' and dental surgeries. The village also boasts two excellent public houses – The George & Dragon and The Bull – each serving quality local ales and outstanding food. For commuters, Watton-at-Stone is ideally placed, with its mainline railway station just a short distance away, providing direct connections to London in as little as 45 minutes. Families benefit from the well-regarded Watton-at-Stone Primary School, conveniently located within easy walking distance.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

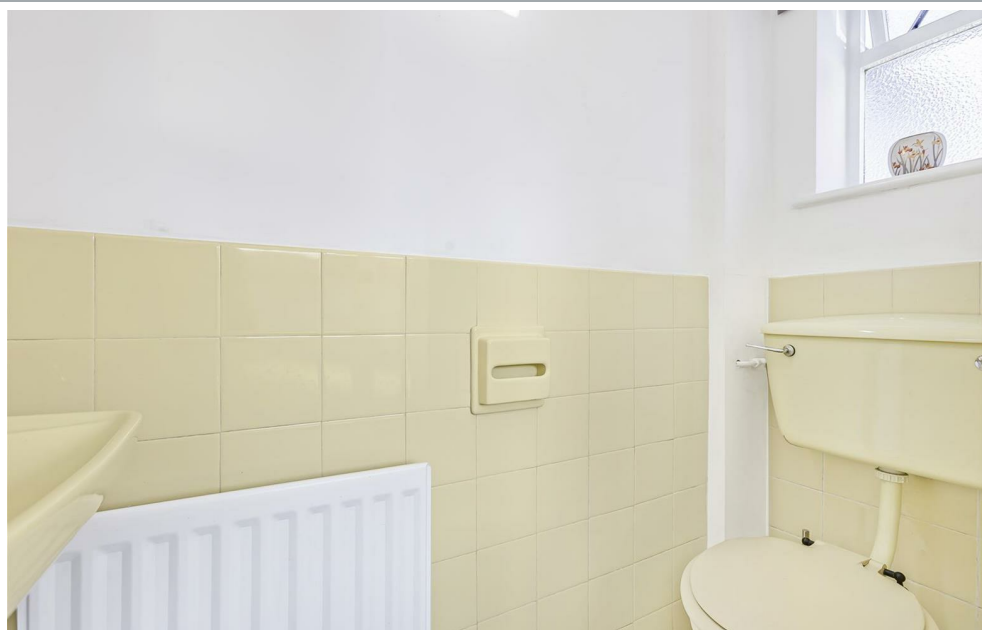


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

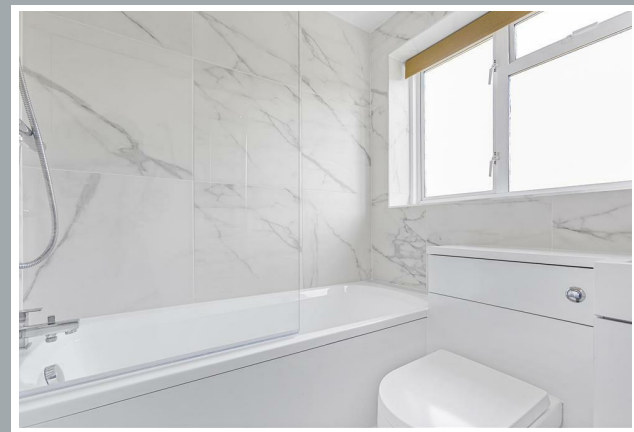




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1220 sq ft - 113 sq m

Ground Floor Area 720 sq ft – 67 sq m

First Floor Area 500 sq ft – 46 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



stevenoates.com