

HUNTERS[®]

HERE TO GET *you* THERE



29 Rivershill

Watton At Stone, SG14 3SD

Guide Price £625,000



Council Tax: D



Welcome to this charming semi-detached house located in the picturesque village of Watton At Stone, This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms there is ample space for everyone in the household. One of the standout features of this property is its substantial extension, providing even more living space for you to enjoy. The fact that this property is chain-free adds to the convenience of making it your new home without any delays or complications. Situated in a tranquil village location, you can enjoy the peace and quiet of rural living while still being within easy reach of local amenities. The beautifully landscaped rear garden is a true gem, offering a private oasis where you can unwind and enjoy the outdoors. Parking will never be an issue with space for several vehicles, making it convenient for you and your guests. Don't miss out on the opportunity to own this lovely property in Rivershill - a perfect blend of comfort, space, and tranquillity.



Entrance Hall

Door to reception hall. Tiled floor, radiator, windows to front and side.

Reception Hall

Stairs to first floor, radiator, understairs walk-in cupboard

Cloakroom

Vanity wash hand basin, low level w/c. tiled floor. window to side.

Lounge

17'2 x 11 (5.23m x 3.35m)

Window to front, York stone fireplace to one wall with gas fire, radiator, selection of wall lights, archway to dining room.

Dining Room

11'6 x 8'10 (3.51m x 2.69m)

Radiator, french doors to rear, door to sitting room.

Sitting Room

11 x 8'10 (3.35m x 2.69m)

French doors to rear, storage cupboard, radiator and sliding door to kitchen/ breakfast room.

Kitchen/Breakfast Room

14'5 x 12'8 (4.39m x 3.86m)

Selection of fitted wall and base units, with complimentary worktops incorporating one and a half bowl sink unit, gas hob, electric oven, space for fridge, freezer, washing machine, dishwasher, radiator, tiled floor, window to front, door and window to rear.

First Floor Landing

Storage cupboard, hatch to loft, feature arch with decorative mirror.

Bedroom One

13'7 x 11'2 (4.14m x 3.40m)

Window to front, fitted mirror wardrobes to one wall, radiator.

Bedroom Two

11'8 x 11'5 (3.56m x 3.48m)

Window to rear, radiator.

Bedroom Three

11'1 x 8'9 (3.38m x 2.67m)

Window to rear, radiator. Fitted wardrobes to one wall.

Bedroom Four

8'11 x 8 (2.72m x 2.44m)

Window to side, radiator, fitted cupboard.

Wet Room

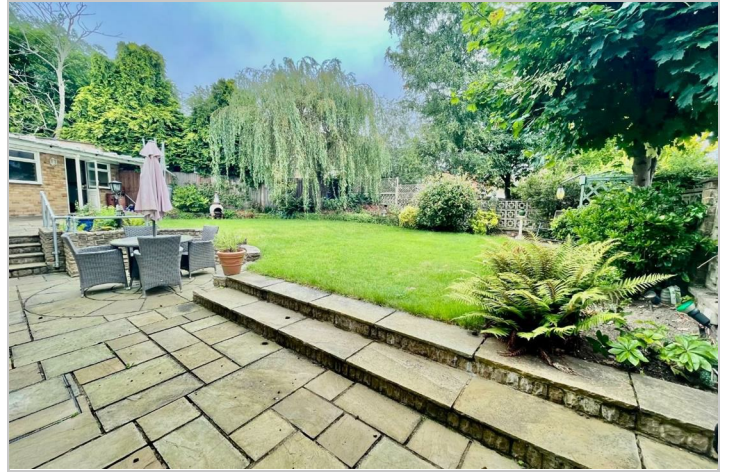
Triple shower with screen, vanity wash hand basin, low level W/C, fully tiled walls and floor, radiator, two windows to rear.

Outside

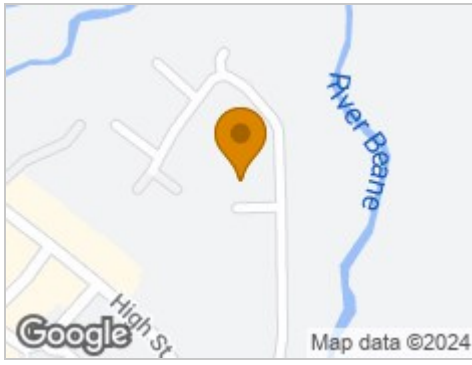
Approached via double length paved driveway to garage, laid to lawn with flower beds.

Rear

Paved patio area with steps leading to the formal garden, laid to lawn with mature flower beds. Further patio area leading to a potting shed with power and a tandem length garage.



Road Map



Hybrid Map



Terrain Map



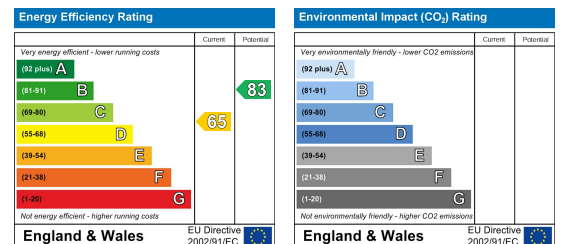
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.