



Castles

ASKING PRICE

£300,000

River Meads

Ware, SG12 8EE Freehold

PROPERTY SUMMARY

We are pleased to be offering this well-presented one-bedroom terraced home offered chain-free and enjoys views over the river, along with a small front garden.

Ideally located within walking distance of St Margarets train station, the property provides direct links to London Liverpool Street for convenient commuting. A range of local amenities, including shops, cafés, and essential services, are easily accessible, and the property falls within catchment for schools of all age groups.

Excellent transport links are nearby, with the A10, M25, M11, and A414 all within easy reach, offering straightforward travel across Hertfordshire and beyond. The neighbouring towns of Hertford, Hoddesdon, and Ware provide a wide selection of shopping, dining, and leisure facilities.

Stanstead Abbots sits in the heart of the Lea Valley, with the river running through the village and offering scenic walks, cycling routes, and bridleways in the surrounding countryside.

Well-regarded primary schools, including St John's and St Andrew's, are both close by, along with several secondary school options in the area.

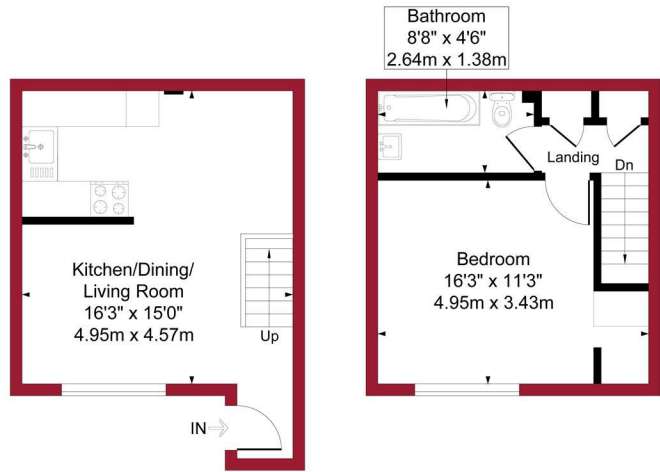
Early viewing is highly recommended.

Maintenance Charge £541.50 per Year



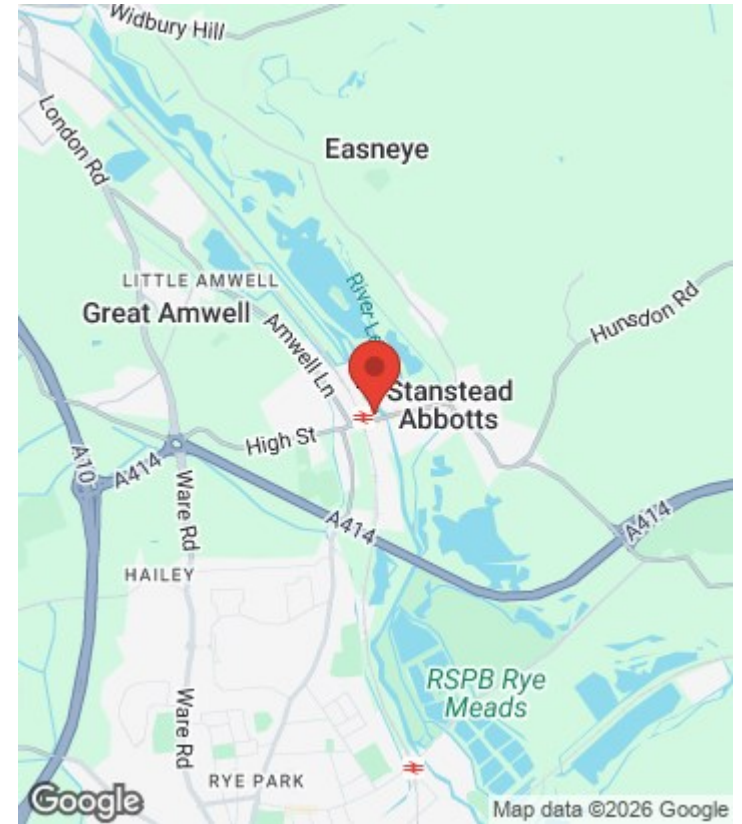


For a guide to the area please scan this code for more information



Ground Floor
Gross Internal
Floor Area 256 sq ft / 23.8 sq m

First Floor
Gross Internal
Floor Area 244 sq ft / 22.6 sq m



House - Terraced

Freehold

Council: East Hertfordshire District Council

Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	