

10, Heron Drive, Stanstead Abbotts
SG12 8TU

Offers In Excess Of £900,000

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10 Heron Drive, Stanstead Abbotts, Herts, SG12 8TU

Enjoying an enviable position overlooking the river in the highly regarded village of Stanstead Abbotts, this substantial and versatile four-bedroom family home offers approximately 1,702 sq ft of well-proportioned accommodation arranged over two floors. Combining generous living space with a wonderful waterside setting, the property is ideally suited to modern family life. The ground floor provides an excellent balance of both formal and informal living areas. A spacious 21' living room offers an inviting principal reception space, while the impressive 19'8" kitchen forms the heart of the home. Further accommodation includes a utility room, ground-floor cloakroom and a separate playroom, providing useful flexibility for families or those working from home. A particular feature is the substantial 17'1" x 16'1" games/family room, creating a superb additional entertaining space that could equally lend itself to a home office, gym or cinema room, depending on individual requirements. Upstairs, the first floor comprises four bedrooms, including a generous principal bedroom measuring approximately 13'0" x 12'7", together with three further bedrooms. The accommodation is complemented by a family bathroom and an additional shower room, while several useful storage cupboards are positioned throughout the first floor. The property's generous and adaptable accommodation is further enhanced by its attractive riverside outlook, providing a picturesque backdrop and a real sense of tranquillity while remaining conveniently positioned for the amenities and transport connections of Stanstead Abbotts.

Heron Drive enjoys an attractive position within the sought-after village of Stanstead Abbotts, with the property benefiting from a particularly appealing outlook across the River Lea Navigation and adjoining green space. The riverside setting provides easy access to scenic towpath walks and cycle routes, with designated Local Green Space situated adjacent to Heron Drive. Stanstead Abbotts offers an excellent range of everyday amenities, including local shops, cafés, pubs and restaurants, while the neighbouring towns of Ware and Hertford provide a more comprehensive selection of shopping and leisure facilities. The surrounding Lea Valley countryside also offers numerous opportunities for walking, cycling and enjoying the outdoors. For commuters, St Margarets mainline railway station is conveniently located nearby and provides regular services towards Tottenham Hale and London Liverpool Street. Road connections are also well placed, with access to the A10 providing onward links towards London, the M25 and Cambridge. Combining a picturesque waterside setting with village amenities and excellent transport connections, Heron Drive offers an appealing balance of riverside living and commuter convenience.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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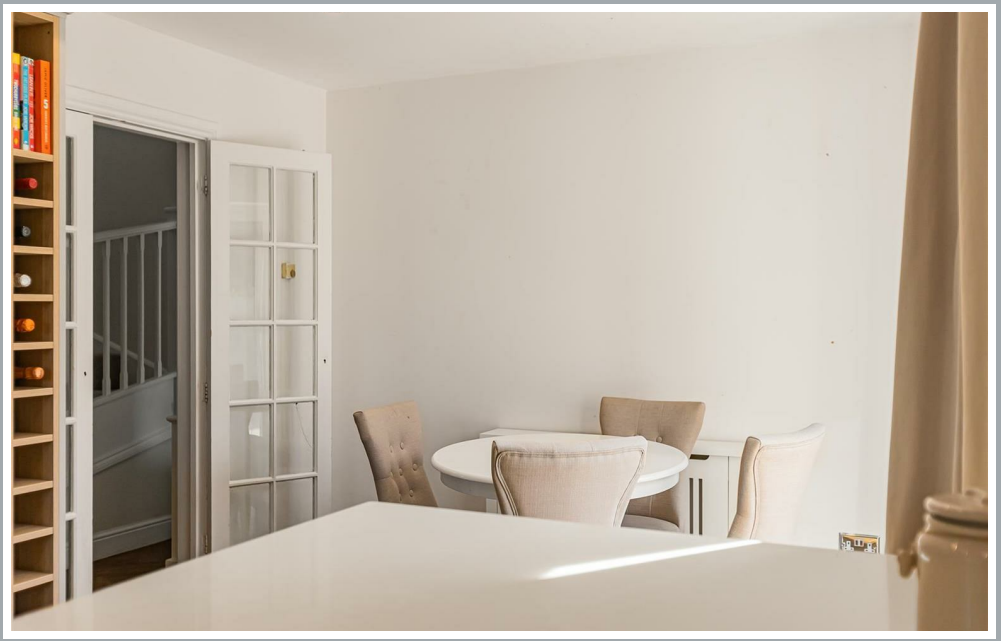




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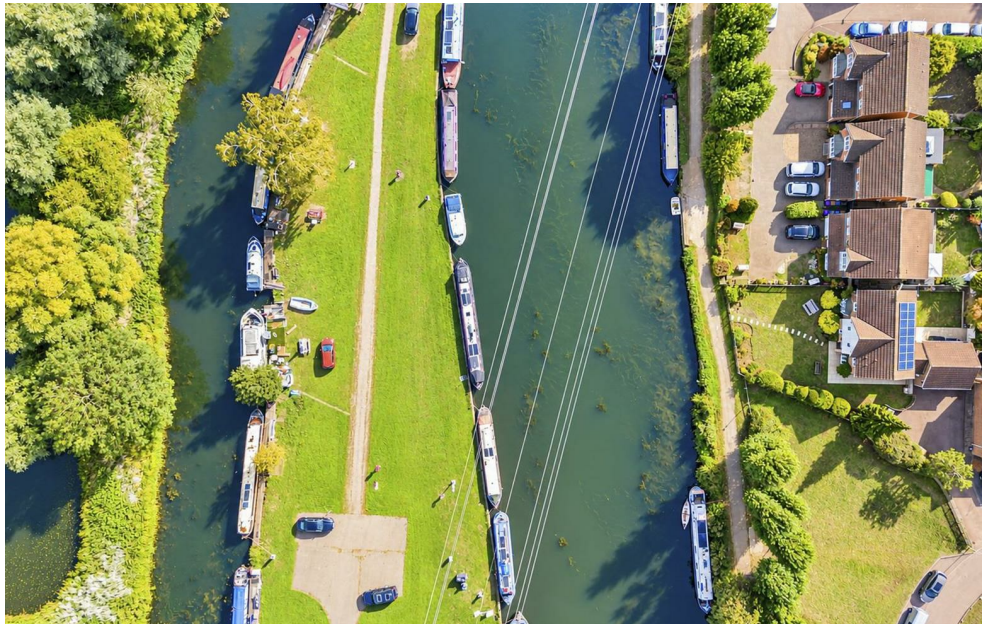


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Approximate Gross Internal Area 1702 sq ft - 158 sq m

Ground Floor Area 1045 sq ft – 97 sq m

First Floor Area 657 sq ft – 61 sq m



PINKPLAN

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.

Steven Oates

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