



Riversmeet, SG14 1LE  
Hertford









# Riversmeet, SG14 1LE

Kings group are DELIGHTED to bring to market this THREE BEDROOM HOME for sale within the popular SG14 area.

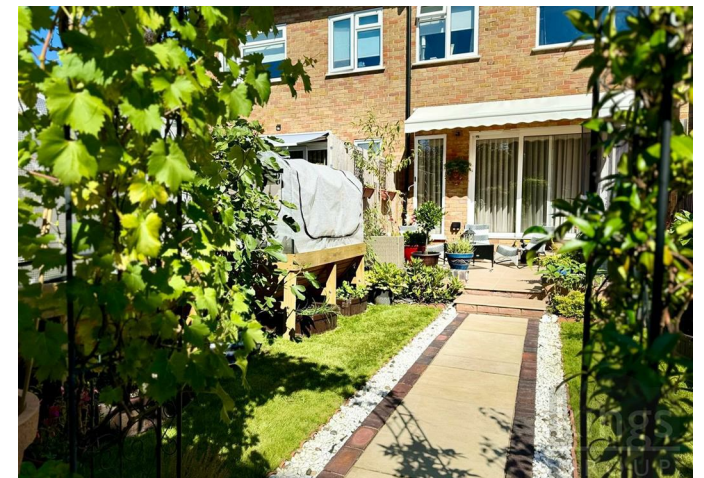
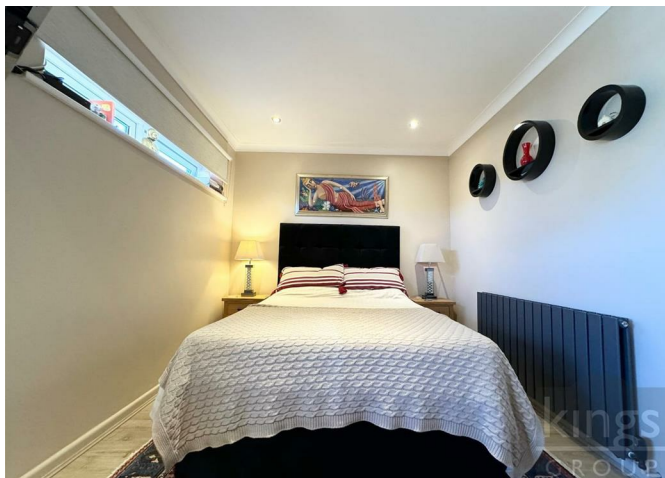
The ground floor of the property is comprised of a large lounge / diner. A practical kitchen with plenty of storage cupboards and a downstairs WC. As you enter the first floor, you are greeted with a good size bathroom, Two large double bedroom and a great size single room. The property is also complimented with a stunning garden. Additionally, within the fully boarded loft, there are two windows which allows an abundance of natural lighting to intrude.

This fantastic house offers amazing links to both Hertford North train station (0.32 miles) and Hertford East Railway Station (0.72 miles) offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Mill Mead Primary School (0.35 miles) and Richard Hale School (0.41 Miles). Local shops and amenities are also close by Hertford Town Centre being just over half a mile away (10 minute walk) where there are an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

## Offers In Excess Of £500,000





- **THREE BEDROOM HOUSE**
- **AMPLE ON STREET PARKING**
- **BEAUTIFULLY PRESENTED GARDEN WITH REAR ACCESS**
- **0.32 MILES FROM HERTFORD NORTH TRAIN STATION AND 0.72 MILES FROM HERTFORD EAST TRAIN STATION**
- **0.6 MILES FROM HERTFORD TOWN CENTRE**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **TWO LARGE DOUBLE BEDROOMS AND A GREAT SIZE SINGLE**
- **LARGE LOUNGE / DINER**
- **WITHIN CATCHMENT AREA OF AMAZING LOCAL SCHOOLS**
- **COUNCIL TAX BAND D**

**Entrance Hall 13'46 x 5'90 (3.96m x 1.52m)**

Double radiator, Laminate flooring, Coved ceiling, Smoke alarm, Power Points

**Downstairs WC 5'19 x 3'05 (1.52m x 1.04m)**

Doubled glazed opaque windows to side aspect, Single radiator, Tiled flooring, Low level WC

**Lounge / Diner 19'96 x 14'89 (5.79m x 4.27m)**

Double glazed windows to rear aspect, Two double radiators, Laminate flooring, Phone point, Power points, TV aerial point, Coved ceiling, Double glazed sliding doors leading to garden.

**Kitchen 10'19 x 8'61 (3.05m x 2.44m)**

Double glazed windows to side aspect, Tiled flooring, Tiled splash backs, Integrated cooker, Gas oven, Gas hob, Hood extractor fan, Drainer unit, Integrated fridge freezer, Space for washing machine, Power points.

**First Floor Landing 11'11 x 6'02 (3.63m x 1.88m)**

Open balustrade Loft access, Carpeted flooring, Power points.

**Bathroom 7'70 x 8'51 (2.13m x 2.44m)**

Heated towel rail, Tiled flooring, Extractor fan, Thermostatically controlled shower, Wash basin with mixer tap, Part tiled walls, Low level WC.

**Bedroom One 13'4 x 14'97 (4.06m x 4.27m)**

Double glazed windows to front aspect, Double radiator, Laminate flooring, Built in wardrobes, TV aerial point, Power points, Coved ceiling.

**Bedroom Two 13'81 x 8'58 (3.96m x 2.44m)**

Double glazed windows to rear aspect, Double radiator,

Laminate flooring, TV aerial point, Power points, Coved ceiling.

**Bedroom Three 9'97 x 6'02 (2.74m x 1.88m)**

Double glazed windows to rear aspect, Single radiator, Carpeted flooring, Power points.

**Garden approx 40 x 15 (approx 12.19m x 4.57m)**

**Loft**

Fully boarded Loft with Two windows fitted











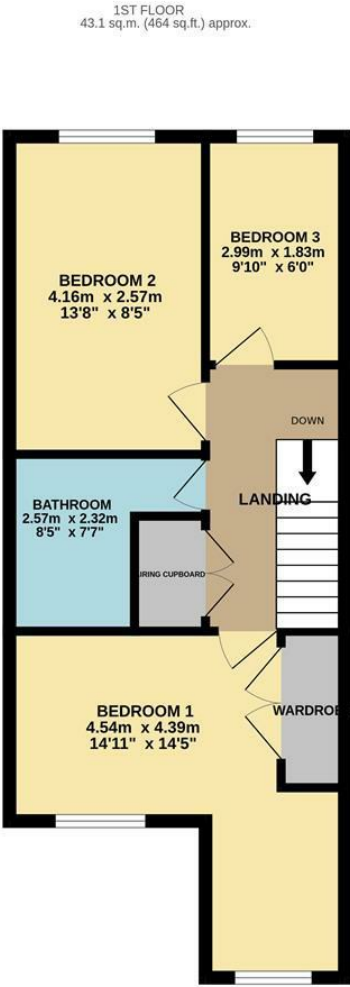
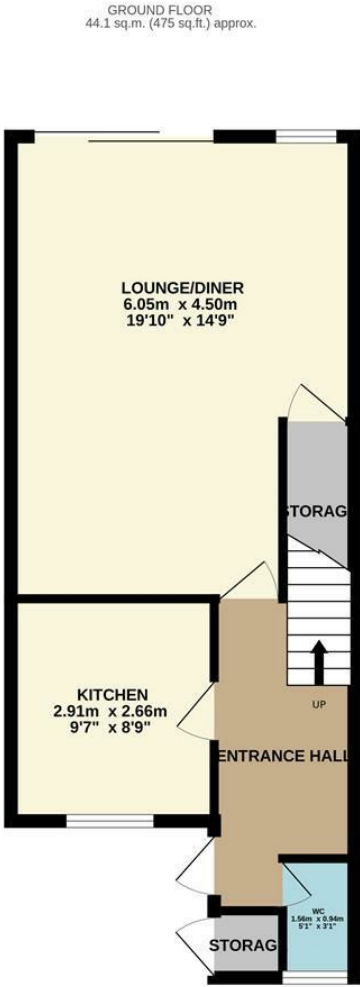
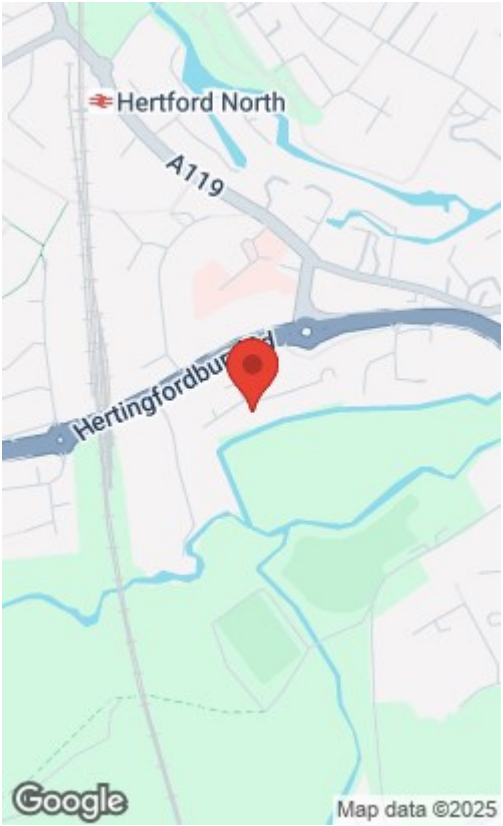






| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) <b>A</b>                          | <b>85</b>         |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            |                   |
| (55-68) <b>D</b>                            |                   |
| (39-54) <b>E</b>                            |                   |
| (21-38) <b>F</b>                            |                   |
| (1-20) <b>G</b>                             |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales                             |                   |
| EU Directive 2002/91/EC                     |                   |
|   |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|---|-------------------|
| Environmentally friendly - lower CO <sub>2</sub> emissions      | Current Potential |
| (92 plus) <b>A</b>  | <b>85</b>         |
| (81-91) <b>B</b>  |                   |
| (69-80) <b>C</b>  |                   |
| (55-68) <b>D</b>  |                   |
| (39-54) <b>E</b>  |                   |
| (21-38) <b>F</b>  |                   |
| (1-20) <b>G</b>   |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales   |                   |
| EU Directive 2002/91/EC   |                   |
|   |                   |



TOTAL FLOOR AREA : 87.2 sq.m. (939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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