



Reed End, Therfield, SG8 9RL

**CHEFFINS**



## Reed End

Therfield,  
SG8 9RL

A two bedroom semi detached cottage in need of full refurbishment, occupying an attractive semi rural position with fantastic potential for extension (STPP), a generous plot backing onto open farmland and easy access to Royston mainline rail station with direct links to London King's Cross and Cambridge. The accommodation extends to 742 sq. ft. arranged over two floors and benefits from driveway parking and an outbuilding (outbuilding suspected to be constructed with corrugated asbestos sheets).

### LOCATION

The village of Therfield, which is considered to be one of North Hertfordshire's most sought after villages, is conveniently located just 3 miles from the thriving market town of Royston which provides extensive shopping and recreational facilities and also has its own mainline station providing a commuter service to London King's Cross and Cambridge. The university city of Cambridge is about 16 miles away and the village is also well placed for access to major routes including the A1 and M11 motorway.

2 1 1

**Guide Price £300,000**





## BOOT ROOM/LEAN TO

With entrance door, window to the side and rear aspect, door to:

## INNER HALLWAY

With doors to:

## KITCHEN

With window to the rear aspect, range of eye and base level units.

## LIVING ROOM

With window to the front aspect, feature fireplace, door to:

## STUDY

With window to the front aspect, under stairs storage cupboard, stairs to the first floor.

## BATHROOM

With window to the rear aspect, suite comprising low level wc with eco flush button, wall mounted wash basin and panelled bath, cupboard housing hot water cylinder, part tiled walls.

## FIRST FLOOR

## LANDING

With window to the rear aspect, loft access via hatch, doors to:

## BEDROOM 1

With window to the front aspect.

## BEDROOM 2

With window to the side aspect.

## OUTSIDE

The plot is mostly laid to lawn with a selection of shrubs and trees and benefits from a generous driveway parking area.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	49
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £300,000

Tenure – Freehold

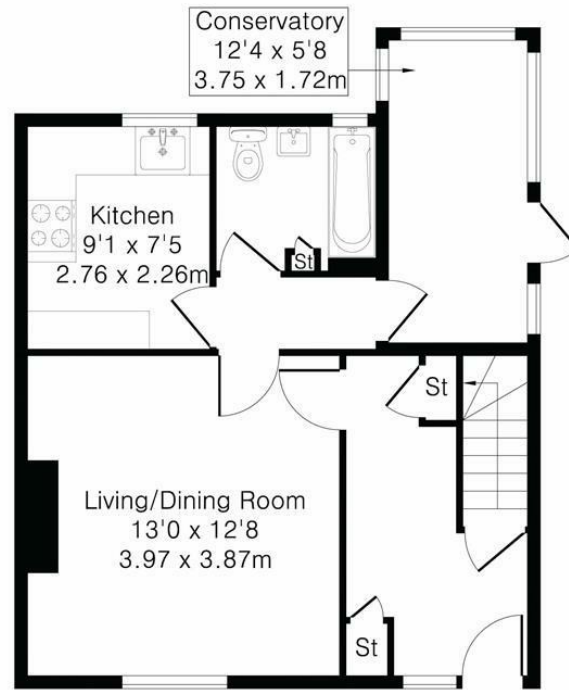
Council Tax Band – C

Local Authority – North Herts Council

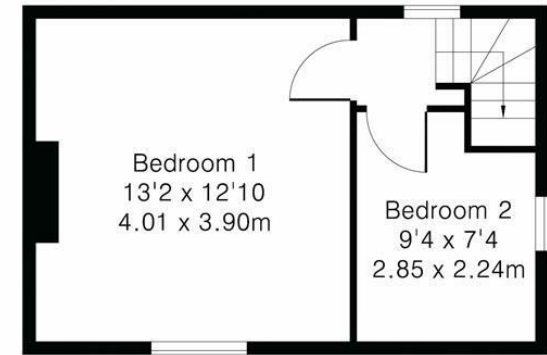
**Approximate Gross Internal Area 742 sq ft - 69 sq m**

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 268 sq ft – 25 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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