



14 Blacksmiths Lane
Reed, Royston, SG8 8AX
Guide price £375,000



14 Blacksmiths Lane, Reed, Royston, SG8 8AX

CHAIN FREE - Greenhill Estates are delighted to bring to market this charming 719 sq ft two/three-bedroom semi-detached home located in the picturesque village of Reed. Just a 5-minute drive from Royston town centre and excellent train links, this property sits on an impressive plot with significant potential for expansion (subject to planning permission).

The home features a welcoming entrance hallway that leads into a bright and functional kitchen equipped with modern appliances and ample storage. The bijou lounge/diner, with its lovely patio doors, opens directly onto the expansive South facing rear garden, creating a seamless indoor-outdoor flow that's perfect for entertaining. A convenient downstairs WC, utility cupboard and a versatile third bedroom, currently used as a study, add to the property's appeal.

Upstairs, you'll find two double bedrooms, both filled with natural light, along with a stylish family bathroom that includes both a bath and a separate shower. The impressive South facing rear garden is a true highlight, offering a private oasis surrounded by nature, with plenty of space for outdoor activities and relaxation.

The property also boasts a large gravel driveway that can accommodate at least three vehicles, with the potential for additional parking. Reed itself is a delightful village in North Hertfordshire, offering a school, village hall, and a historic inn, all while being conveniently located near Royston for a wider range of amenities and excellent transport links.

This home presents a fantastic opportunity for anyone looking to settle in a peaceful village with ample space and potential for future development.



Location

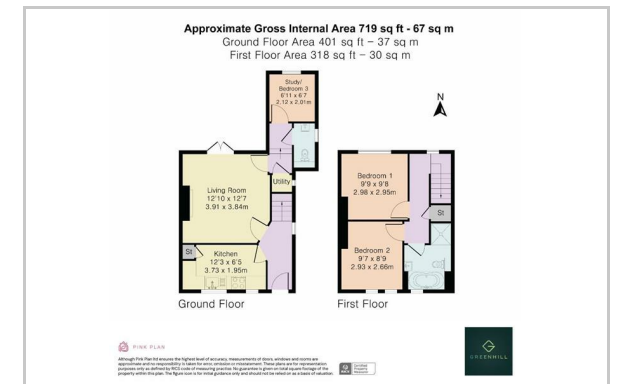
Agents Note



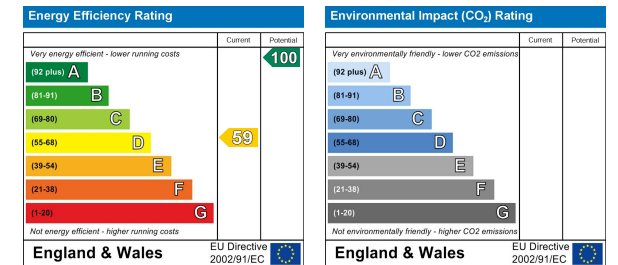
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.