



The Kilns, Reed, Royston, SG8 8EW

welcome to

The Kilns, Reed, Royston

Situated close to the centre of this attractive and sought-after North Hertfordshire village, an opportunity to purchase a recently constructed three bedroom family home offering spacious and well-proportioned accommodation. Early internal viewing strongly recommended.



Front Door

Solid front door to entrance hall.

Entrance Hall

Stairs off to first floor landing, storage cupboard, utility cupboard with plumbing for automatic washing machine, under-floor heating.

Cloakroom

Low-flush WC, wash hand basin set into vanity unit, part-tiled walls under-floor heating.

Lounge/ Kitchen

23' 1" max x 23' 7" max (7.04m max x 7.19m max)

'L' shaped room with one-and-a-half bowl sink unit with mixer taps and work surface surrounds, excellent range of base and wall units, fitted oven and hob, fitted fridge/freezer and dishwasher, part-tiled walls, attractive floor covering, bi-fold doors opening onto rear garden, TV point.

First Floor Landing

Staircase to second floor, airing cupboard.

Bedroom Three

14' 7" x 12' 3" (4.45m x 3.73m)

Radiator, three fitted double wardrobes to one wall, radiator.

Bedroom Two

14' 2" x 9' 2" (4.32m x 2.79m)

Fitted double wardrobes to one wall, radiator.

Bathroom

Modern suite comprising bath with shower attachment and glazed screen over, low-flush WC, wash hand basin set into vanity unit, heated chrome towel rail, low-flush WC, shaver socket, part-tiled walls.

Second Floor Landing

Doors to:

Bedroom One

14' 9" x 15' 6" (4.50m x 4.72m)

Radiator, three fitted wardrobes to one wall, door to en-suite.

En-Suite

Fully tiled shower cubicle, low-flush WC, wash hand basin set into vanity unit, heated chrome towel rail, part tiled walls, attractive floor covering.

Outside

The property is approached by a private driveway with car parking to front and single car port with additional store to the rear located close by.

Rear Garden

Enclosed rear garden with large patio area, attractive summer house, lawn area with flower borders.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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The Kilns, Reed, Royston

- Spacious recently constructed three bedroom family home.
- Well-maintained throughout.
- En-suite to master bedroom.
- Car port with additional storage close by.
- Attractive gardens to rear.

Tenure: Freehold EPC Rating: C

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109068 - 0003

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