



**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

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109068 - 0007

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