



Crab Tree Cottage, Reed, SG8 8AE

welcome to

Crab Tree Cottage

A beautifully presented and much improved five bedroom detached Grade II listed cottage offering extremely flexible accommodation in this sought-after village location. Viewing of this property is recommended at the earliest opportunity.



Door To Entrance Hall Lounge

16' 1" max x 11' 7" max (4.90m max x 3.53m max)

Feature fireplace. Double glazed window to front and side. Turning staircase to first floor.

Dining Room

11' 7" max x 11' 3" max (3.53m max x 3.43m max)

Feature fireplace. Turning staircase to first floor. Double glazed window to front.

Kitchen/Breakfast Room

27' 2" max x 11' 1" (8.28m max x 3.38m)

Superb open plan fitted kitchen/breakfast room with feature central island with twin inset sinks and mixer taps, generous range of base and wall units, built in dishwasher, integrated microwave, built in fridge, tiled floor, bi-fold opening onto lovely landscaped garden, staircase to bedroom.

Door To Side Hall

Doors off to ground floor bathroom and utility.

Ground Floor Bathroom

Lovely fitted suite comprising large shower, bath, low flush WC, heated towel rail, wash hand basin set into vanity unit, double glazed window to rear.

Utility Room

10' 11" x 7' 6" (3.33m x 2.29m)

Fitted with a generous range of base and wall units, space and plumbing for automatic washing machine and tumble dryer, sink with mixer tap and work surface surround, double glazed window to rear, storage cupboard, door to front.

Second Ground Floor Bathroom

Suite comprising roll top bath with shower attachment, low flush WC, heated towel rail, wash hand basin.

Master Bedroom

16' 8" max x 16' 7" max (5.08m max x 5.05m max)

Double glazed french doors opening onto rear garden. Double glazed window to rear. Door to en-

suite.

En-Suite

Suite comprising shower cubicle, low flush WC, wash hand basin, double glazed window to side.

Bedroom Four

15' 4" x 8' 3" (4.67m x 2.51m)

Double glazed window to front.

Bedroom Two

16' 7" max x 11' 7" max (5.05m max x 3.53m max)

Accessed via a staircase from the lounge. Built in cupboard. Double glazed window to front.

Bedroom Three

14' 10" x 11' 7" (4.52m x 3.53m)

Accessed via staircase from dining room. Double glazed window to side. Built in storage cupboard.

Bedroom Five

13' 10" x 9' 2" (4.22m x 2.79m)

Accessed via staircase from kitchen. Double glazed window to rear.

Outside

Rear Garden

Paved terrace leads to a landscaped garden which is predominantly laid to lawn with fence surround. To one corner there is a covered entertaining area and a further paved terrace.

Garage

Detached garage with double doors and personal door to garden. Further parking for 3 cars.

Agents Note

The property benefits from approved planning permission for a single storey rear extension to provide an orangery. Full details can be found on the North Hertfordshire planning website under: 23/00147/FPH.



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Crab Tree Cottage, Reed

- Beautifully presented spacious Grade II listed detached cottage.
- 5 bedrooms.
- Superb open plan kitchen/breakfast room.
- Separate lounge and dining rooms.
- Lovely landscaped rear garden with covered entertaining area.

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110012 - 0007

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