



WASDALE - Brickyard Land - Reed - SG8 8BE

Royston

£645,000



Nestled in the charming Hertfordshire village of Reed, this spacious five-bedroom semi-detached family home offers generous living space and a desirable location.

Enjoy the strong sense of community, walkable lanes, and picturesque rolling fields right from your doorstep, with easy access to Royston for its bustling commerce and excellent infrastructure, including convenient rail links to London.

Step inside a wide and welcoming hallway, featuring a convenient downstairs cloakroom, a staircase to the first floor, and direct access to the living room and the kitchen/dining area. The generous living room, measuring 4.62m x 4.04m (15'1" x 13'3"), is bathed in natural light from its double-glazed front-aspect windows, creating a warm and inviting atmosphere.



The heart of the home is the well-appointed kitchen and dining room, spanning 6.85m x 3.18m (22'6" x 10'5"). This bright, welcoming space benefits from a full rear aspect across the private garden, with double-glazed windows and French doors, seamlessly blending indoor and outdoor living. An ingenious hidden understairs pantry adds to the practicality. Adjacent to the kitchen, a highly practical utility room houses the washing machine and tumble dryer, with direct garden access.

A doorway from the kitchen leads to a spacious study, 4.6m x 2.4m (15'1" x 7'10"), filled with natural light from a large front-aspect double-glazed window, an ideal space for remote working or quiet study. The ground floor also boasts excellent versatility for family life with a playroom, 3.19m x 2.85m (10'5" x 9'4"), leading directly into a luminous family room, 2.81m x 2.71m (9'2" x 8'11"). The family room offers garden views on two sides, French doors opening onto the patio, and additional light from Velux windows, creating a calm, relaxing setting.

Upstairs, the master suite, 3.68m x 3.36m (12'0" x 11'0"), features a double-glazed front window, enclosed wardrobes, and a private en-suite shower room. Four additional well-proportioned bedrooms provide ample space for a growing family or guests. Bedroom 2, a bright single at 3.68m x 1.64m (12'1" x 5'5"), overlooks the rear garden. Bedroom 3, a generous double at 3.44m x 2.71m (11'3" x 8'11"), also overlooks the rear and includes fitted double wardrobes. Bedroom 4, 3.77m x 3.44m (12'4" x 11'3"), is front facing with a spacious fitted double wardrobe. Completing the first floor, Bedroom 5, 2.56m x 2.48m (8'5" x 8'2"), is a bright single with a front-aspect window. A spacious family bathroom serves these bedrooms, featuring a bath with shower over, contemporary vanity units, and a frosted rear window for privacy and soft natural light. Outside, the property features a lovely garden and a private patio area, perfect for outdoor enjoyment and al fresco dining.

An economical air-source heat pump provides efficient, modern heating and hot water throughout the home, helping to reduce running costs.

Off-street parking adds to the practicality, with mains electricity and water, and ADSL broadband connectivity. Situated in the charming Hertfordshire village of Reed.

This home offers a wonderful opportunity to create a comfortable and adaptable living environment within a desirable village setting. We encourage a viewing to fully appreciate the space and potential on offer.

LOCATION

Reed — Elevated, Peaceful and Incredibly Welcoming

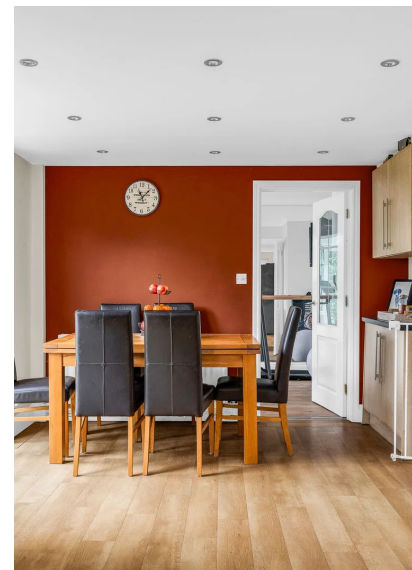
Reed is one of North Hertfordshire's most distinctive rural villages — elevated, picturesque and defined by open countryside, handsome period homes and a warm, friendly community spirit. Set high on a chalk ridge just south of Royston, the village enjoys big skies, far-reaching views and a beautifully preserved historic core protected by conservation status.

Life here feels calm, safe and deeply connected to nature. Reed's quiet lanes allow you to walk your dog through the village without the worry of traffic, while miles of protected public footpaths lead across farmland, ancient woodland and open meadowland. It's a rare environment where countryside living feels effortless and accessible every day.

With a Saxon church and choir, thriving clubs, a welcoming village hall and a close-knit community, Reed offers authenticity and charm that buyers instantly respond to. Reed is a picturesque, multi-generational village where families thrive thanks to Reed First School, a nurturing early-years environment, and where community life is set to be further enriched by the long-awaited reopening of The Cabinet pub under new ownership. Despite its rural tranquillity, the village is exceptionally well connected — Royston's mainline station is minutes away, providing fast links to London and Cambridge, and the A10 offers easy access to the wider region.

Reed's exclusivity, limited supply of high-value homes and refined lifestyle make it one of Hertfordshire's most desirable micro-markets — a place where heritage, landscape and community come together beautifully.





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