



Brickyard Lane

Reed, Royston,
Hertfordshire, SG8 8BE
£550,000

country
properties

This well-presented semi-detached family home offers generous living space combined with modern conveniences, all set within a peaceful courtyard and surrounded by open countryside. Located in a welcoming, community-focused village with a primary school, the property also benefits from excellent access to Royston's amenities and mainline train station, both reachable in under ten minutes by car.

The home has a warm and inviting feel, having been thoughtfully extended over time to enhance its practicality and comfort. Improvements include a dedicated generous utility room, an en-suite to the principal bedroom, and a bright conservatory with direct access to the garden—ideal for both relaxing and entertaining. The spacious formal sitting room features a charming fireplace and also opens out to the garden, creating a seamless connection between indoor and outdoor living.

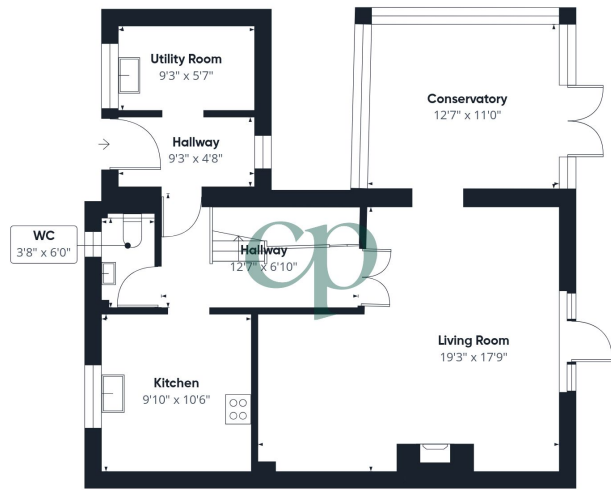
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Delightful village setting
- Double Garage
- Wrap around garden
- Two Reception Rooms
- Principal bedroom with En-Suite
- Utility Room
- Modern Kitchen
- Freehold
- EPC Rating TBC

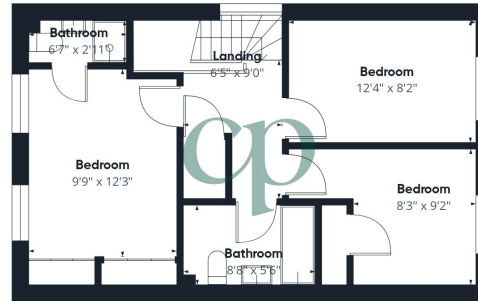








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1655 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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