



# 14, Blacksmiths Lane

Reed, Royston,  
Hertfordshire, SG8 8AX

OIEO £375,000

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properties

This two/three bedroom semi-detached home is situated on a fantastic size plot within the village of Reed within a 10 minute drive of Royston town centre and train links. This property has fantastic potential to extend to the side and the rear (STPP). The property benefits from a fantastic size rear garden and large driveway for at least 3 vehicles which could have the potential for further parking if necessary. The property comprises; entrance hallway, fully fitted kitchen, lounge/diner with patio doors onto the rear garden, downstairs WC, third bedroom/office/study, to the first floor accommodation are two good size double bedrooms and a modern fitted family bathroom.

- Semi-detached family home
- 2 Good size double bedrooms
- Downstairs 3rd bedroom/office/study
- Driveway for at least 3 cars
- Huge rear garden
- Family bathroom & downstairs WC
- Lounge/diner and separate kitchen
- Oil fired central heating
- No onward chain!
- Bundles of potential to extend to the side or rear (STPP)

## Ground Floor

### Entrance Hallway

Wooden front door with an obscure glazed window, original solid wood flooring, radiator, double glazed solid wood window to the side aspect, stairs to first floor, access into the kitchen and lounge.

### Kitchen

12' 2" x 6' 6" (3.71m x 1.98m)  
Two double glazed solid wood windows to the front aspect, range of wall and base units with a roll edge work top, tiled splash back, stainless steel sink and drainer, electric hob with stainless steel splash back and cooker hood above, double oven, integrated dishwasher, integrated tall fridge/freezer, laminate flooring, large radiator.

### Lounge

12' 0" x 12' 8" into recess (3.66m x 3.86m)  
Wooden double glazed patio doors leading onto the garden, original solid wood flooring, large radiator, featured wood burner, accessed via entrance hallway, access to the second hallway.

### Hallway

Access to the study/potential third bedroom and downstairs WC, under the stairs storage cupboard with plumbing and space for a washing machine, double glazed window to the side aspect inside the cupboard.

### Downstairs WC

Fully tiled flooring, radiator, obscure glazed double glazed solid wood window to the side aspect, wash hand basin with splash back, low level flush WC.



## Study/Office/Bedroom Three

7' 0" x 6' 7" (2.13m x 2.01m)

A very versatile space which is currently being used as a study/office, small vaulted ceiling, large radiator, original solid wood flooring, double glazed solid wood window to the rear aspect.

## First Floor

### Landing

Radiator, access to all first floor accommodation, large cupboard, loft access, double glazed solid wood window to the rear aspect.

### Bedroom One

9' 9" x 9' 8" (2.97m x 2.95m)

Radiator, plenty of double sockets, double glazed solid wood window to the rear aspect.

### Bedroom Two

9' 8" x 8' 8" (2.95m x 2.64m)

Plenty of double sockets, radiator, original solid wood flooring, two double glazed solid wood windows to the front aspect.

## Family Bathroom

Bath with splash back tiled around, mixer taps, obscure double glazed solid wood window to the front aspect, heated towel rail, low level flush WC, extractor fan, radiator, wash hand basin, separate stand alone shower with mains shower above, original solid wooden flooring.

## External

### Rear Garden

This fantastic private rear garden is around 120ft long, surrounded by nature and wildlife with plenty of trees and shrubs. There is side access via a large gate, a large patio area with access via the patio doors from the lounge providing an ideal area for entertaining, alfresco dining or enjoying some of the wildlife in the area. The garden is enclosed via fence to all sides, and there is a good size built in shed as well as a tree house style shed ideal for children to play in. The garden is mainly laid to lawn and has bundles of potential to extend the patio areas and/or the property to the side and/or to the rear (STPP). The oil tank is located here.

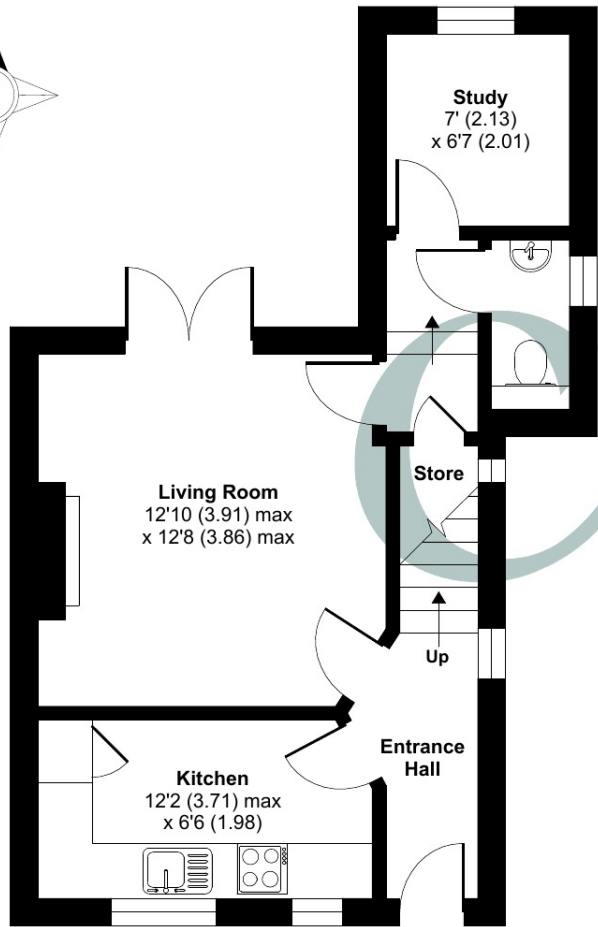
### Front

Large gravelled driveway with ample space for 3 - 4 vehicles, side area is mainly laid to lawn and is boarded by hedge with trees and shrubs. There is potential to widen the driveway to allow parking for up to 6 vehicles.

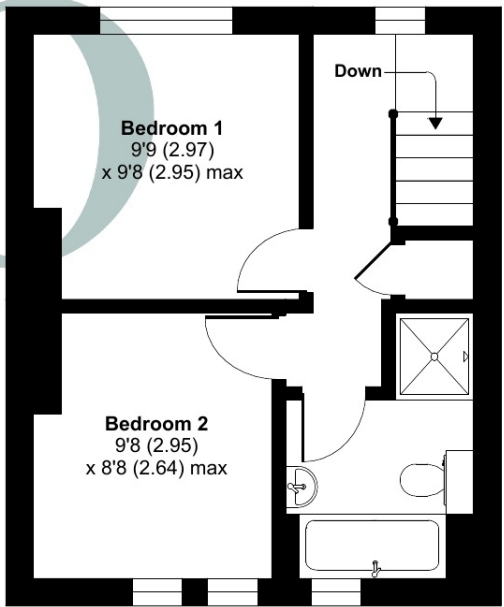




Approximate Area = 719 sq ft / 66.8 sq m  
 For identification only - Not to scale



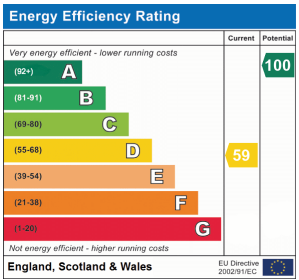
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1102812



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Viewing by appointment only

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