



Hobbs House, Blacksmiths Lane

Reed, Royston

Guide Price £700,000



Hobbs House Blacksmiths Lane

Reed, Royston

Located in the charming village of Reed in North Hertfordshire, Hobbs House is a modern and spacious four-bedroom family home that spans nearly 1,600 sqft. It boasts convenient access to Royston train station, which is only a short 4-mile drive away, offering easy connections to London Kings Cross and Cambridge.

Upon entering the house, you will find an entrance hall with doors leading to the living room, study, cloakroom, and an open-plan kitchen/dining/family room. Additionally, there are stairs that lead up to the first floor.

As you enter through the front door, the entrance hall provides access to the living room, study, cloakroom, and open-plan kitchen/dining/family room. You can also take the stairs up to the first floor.

At the front of the property, you'll find the living room and study. The living room features a cosy wood-burning stove. The open-plan kitchen/dining/family room is a stunning area that spans the rear of the property. The dining/family area boasts a 5-panel bi-folding door that leads out to the garden, along with three elegant downlights.



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It then leads into the kitchen, which boasts of a variety of matching base and eye-level units. The kitchen also includes an integrated dishwasher and an electric range-style cooker. Furthermore, there is a door that opens to the utility room from the kitchen.

The utility room also has matching base and eye-level units, a sink and drainer, and space for a washing machine. Additionally, there is a back door in the utility room.

The property has a shingle 'carriage' driveway to the front and a garden laid to lawn beyond the patio area. The patio area is next to the bi-folding doors.

Agents Note:

North Herts District Council – Band TBC – £TBC PA

Energy Rating: C

Services: LPG Gas with Combination Boiler. Mains Electric, Water & Drainage.

Tenure - Freehold

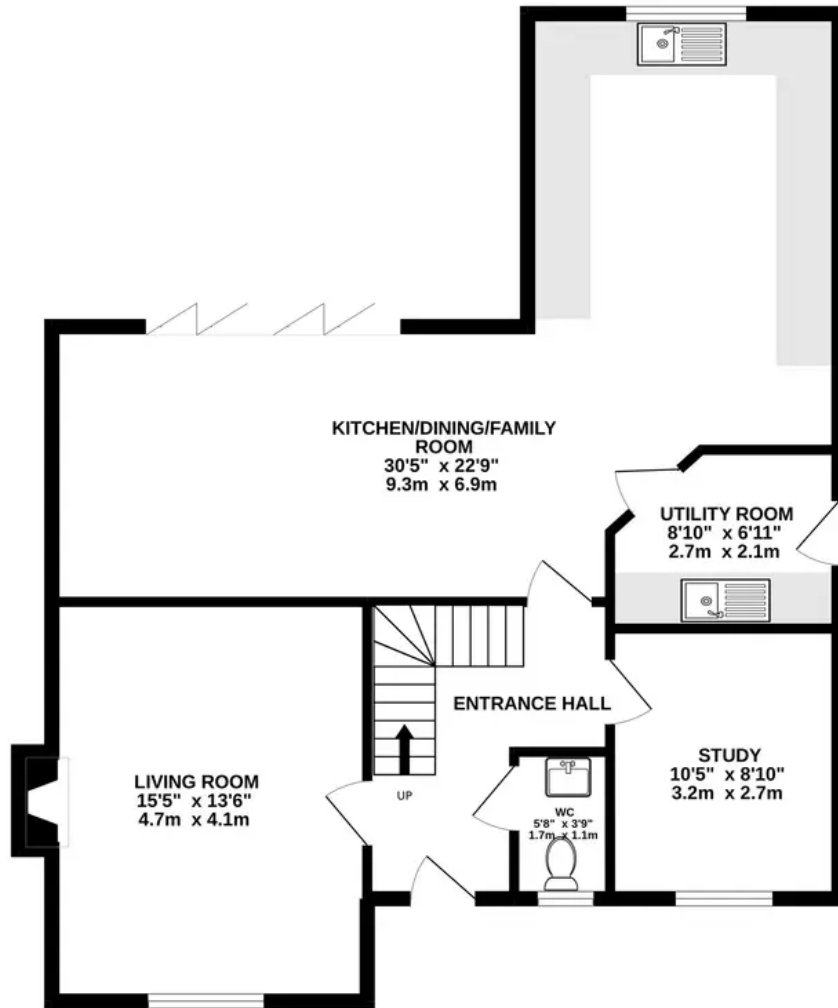
Location:

Reed is a small village in North Hertfordshire that is located 4 miles south of Royston and 50 miles north of London. The village is only a short distance from the A10 providing good road links South to London and North to Cambridge. The village has an Ofsted-rated 'good' First School, Indian Restaurant, Village Hall and Cricket Club

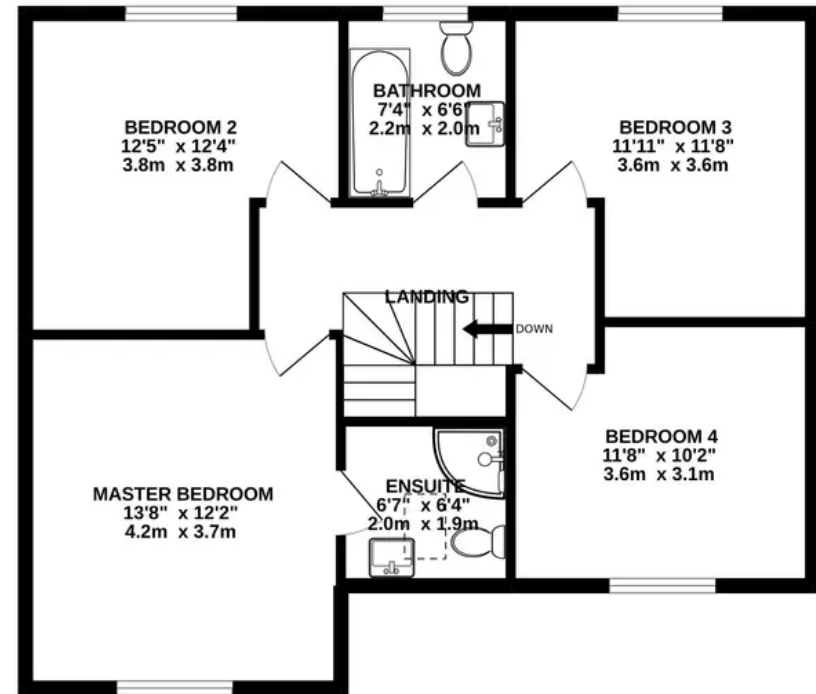
- Detached New Build Home
- Four Double Bedrooms
- Sought After Village Location
- West Facing Garden



GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • info@pottrillholland.co.uk • <http://www.pottrillholland.co.uk>

