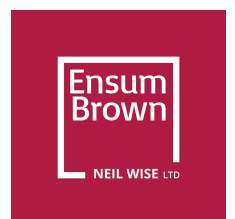




2 The Marsh Crow Lane, Reed

Royston

Offers Over £375,000





2 The Marsh Crow Lane

Reed, Royston

Ensum Brown offer for sale this 3-bedroom semi-detached cottage in the village of Reed, with no chain, a lounge, a kitchen/diner, a bathroom, a landscaped garden and a driveway.

- Desirable 2/3 Bedroom Semi-Detached Cottage
- No Onward Chain
- Driveway for 2 Vehicles
- Private Rear Garden
- Utility Room
- 2 Generous Bedrooms with Access to Third Bedroom via Bedroom 2
- Located in a Desirable Hertfordshire Village
- Kitchen Breakfast Room
- 2 Reception Rooms
- Ready to Move in

2 The Marsh Crow Lane

Reed, Royston

Property Insight

Ensum Brown are delighted to offer for sale this 3-bedroom semi-detached cottage in the beautiful village of Reed. This property enjoys no upward chain, a lounge, a kitchen/dining room, a downstairs bathroom, 2/3 well-proportioned bedrooms, a landscaped rear garden and a driveway.

This lovely cottage enjoys an attractive approach, with a pleasant and tidy frontage, front lawn gardens with mature hedges, plenty of space for potted plants, and gated side access to the rear. Once inside, the entrance hallway features carpets, pendant lighting, stairs to the first floor, integrated storage and doors through to the downstairs living space.

The kitchen/dining room is a very good size, enjoying a window to the rear garden, a wide range of base and wall units, laminate worktops, tiled flooring and splashbacks, strip lighting, integrated storage, a utility/porch area, an integrated oven, hob and extractor fan, and space for a fridge/freezer, washing machine, dishwasher, a dining setting and other small kitchen appliances.

The lounge is equally a very generous room, benefiting from 2 windows to a rear aspect, a lovely feature fireplace, carpets, pendant lighting and ample space for a variety of lounge and storage furniture.

The family bathroom can also be found on the ground floor and comprises a bath with an overhead shower, a WC and a hand wash basin.

Upstairs to the first floor, this lovely home continues to offer generous accommodation with 2 generous bedrooms and an option to have a nursery or dressing room as access is through bedroom 2.

Outside, to the rear, the landscaped garden is a very good size, fully enclosed by fencing and hedgerows and offering a lovely spot to enjoy the sunshine. It is laid mainly to lawn, providing space for garden equipment and entertaining visitors. It enjoys pretty tree views to the rear, access to a shed, and lots of opportunity for new owners to put their own touches on things.

Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR





2 The Marsh Crow Lane

Reed, Royston

Ensum Brown offer for sale this 3-bedroom semi-detached cottage in the village of Reed, with no chain, a lounge, a kitchen/diner, a bathroom, a landscaped garden and a driveway.

Council Tax band: C

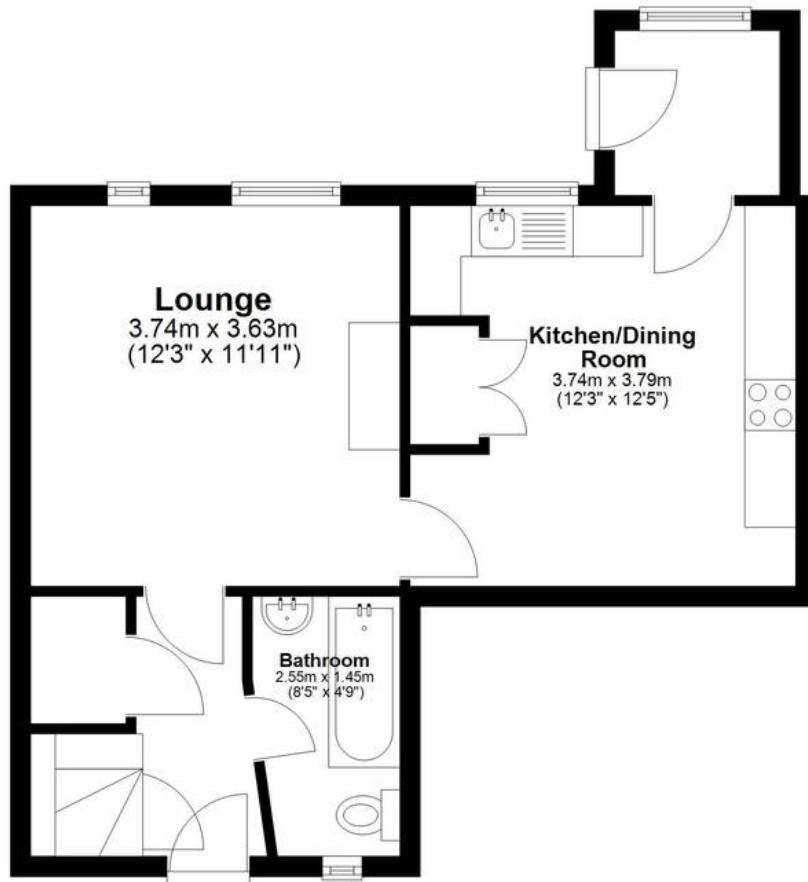
Tenure: Freehold

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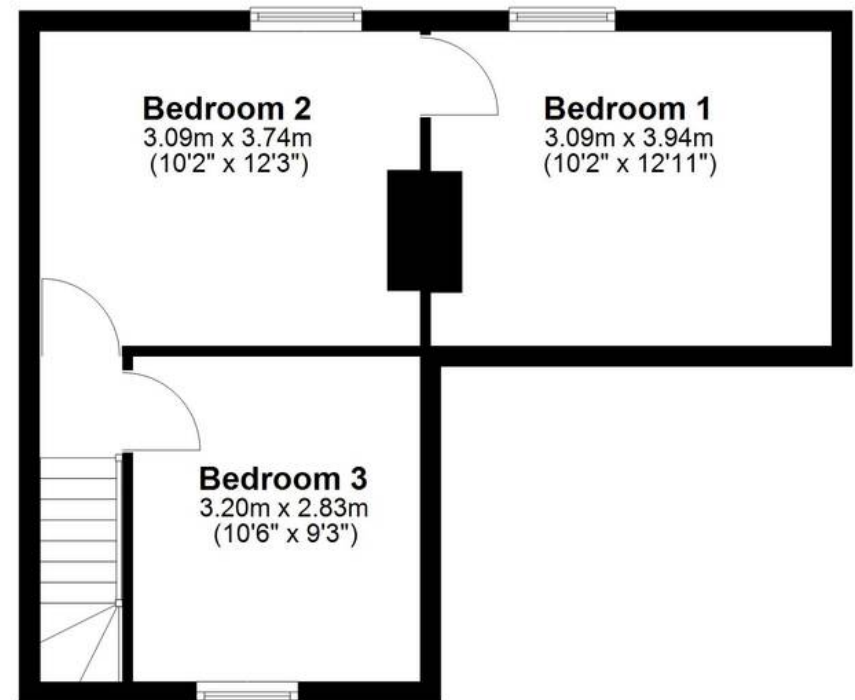
Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 sq. feet)



Ensum Brown

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