

**Silver Tree House, Kingsmead Hill,
Roydon, CM19**

£499,995 Freehold



Presented in excellent condition and enviably located within this charming and popular village of Roydon is this outstanding and newly renovated and extended three bedroomed semi-detached house which offers great interiors and grand living space.



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Silver Tree House, Kingsmead Hill, Roydon, CM19

Set over two floors this beautifully newly renovated and smartly presented three bedroomed semi-detached house is located within the charming and popular village of Roydon well located for the neighbouring towns of Epping and Harlow.

It is well proportioned offering great family accommodation and boasting great and generous living space. It benefits from a spacious interior presented and finished to high standard with quality fixtures and fittings with contemporary appeal. It has been extended and has undergone an extensive renovation.

The property comprises a bright and charming reception room, contemporary newly fitted kitchen, dining room, a ground floor area which can be made as a fourth bedroom currently being used as a second reception/study and includes an additional bathroom, three well-proportioned bedrooms, loft conversion used for storage, sleek bathroom with Jacuzzi bath and bidet, ceramic tiles throughout, double glazed French doors leading to a beautiful conservatory pergola, rear well maintained 100' feet approx garden with a log cabin/summer house and impressive BBQ area, front 40' feet approx. garden, gas central heating, under floor heating throughout the whole ground floor. Parking is located at the rear for residents only.

It enjoys a fabulous location within the popular village of Roydon with village store, public houses and close proximity to the variety of local shops, while the nearby parks provide open green areas to relax. There are several well regarded state and private schools within easy reach.

Transport links into London are excellent with the over ground station of Roydon terminating at Liverpool Street while the motorists enjoy easy access to the A414 and M11.

Property fully refurbished and extended in 2009-2010, with approved Planning permission and Building regulation .

Sold chain free.

Ground floor:

Shower room: 2.65 x 1.95 m

Study room: 5.00 x 2.45 m

Utility room: 1.10 x 1.20 m, with washing machine plumbing and sink



Kitchen:4.10 x 2.65 m, with american fridge (ice/water dispenser) and Magnet units
Dining room:3.62 x 2.95 m, with integrated wine fridge
Living room:5.00 x 3.20 m,

First floor:

Master bedroom: 5 x 3.42 m, with sliding doors wardrobe
Back bedroom: 3.95 x 2.70 m
Front bedroom:4.15 x 3.05 m, with sliding doors wardrobe
Family bathroom:3.15 x 2.45 m, with dual towel radiator

Loft:

Office/storage, with vellux windows, radiator, basin

Outside:

Front garden:14 x 11 m, with external sockets, water tap,alleyway sensor lights
Pergola: 10 x 4.50 m, with water tap, power,lights and cavity retaining wall
Side car port:water, light,drainage channel,water tap
Back garden:31 x 10 m, lights,power, pop-up sprinklers,water taps
Summer house:4.40 x 2.40 m,power,tv/internet cables
BBQ/smoker wooden hut, power and light
Tools shed and storage pergola

All the rooms are connected with internet/TV/telephone cables

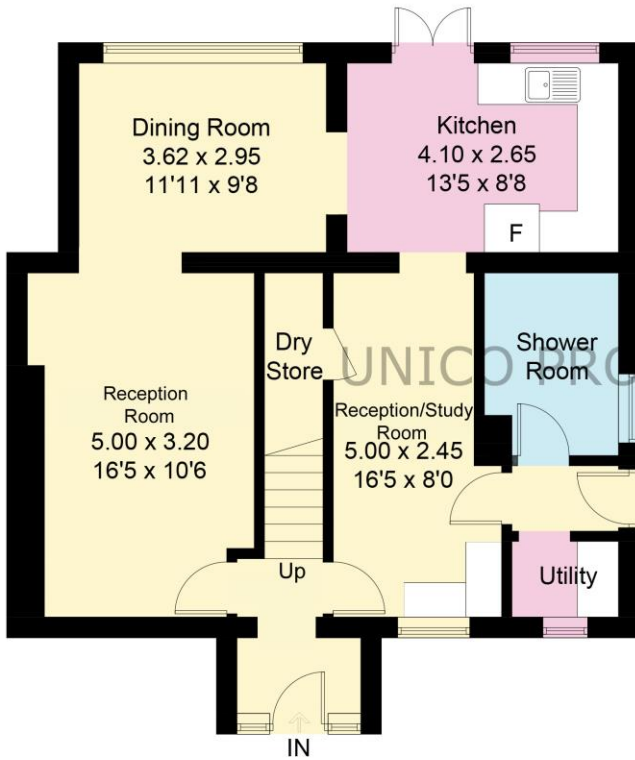
Tenure: Freehold

Council tax:£1,561.44 per year (Band D)

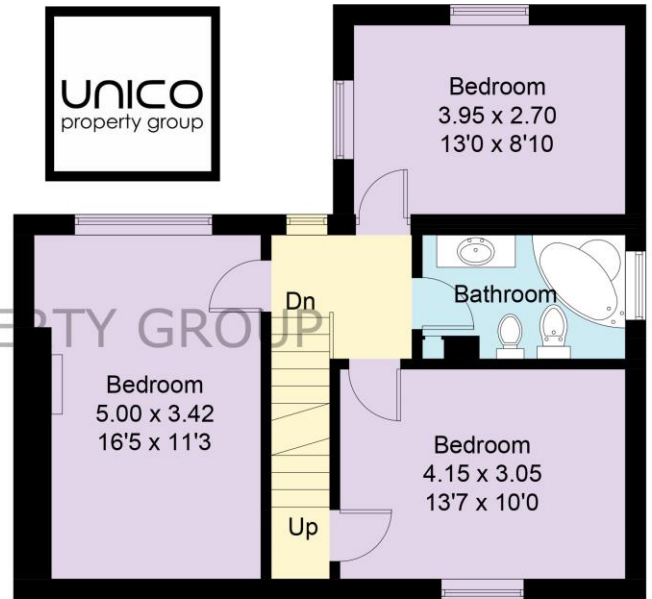
Local authority: Epping Forest Council

Kingsmead Hill

Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID328333)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	53
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	35	52
England & Wales		
EU Directive 2002/91/EC		