



ABILENE

Sedge Green, Roydon, CM19 5JR |  
£585,000 | Freehold

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## Sedge Green, Roydon, CM19 5JR

Offered chain free, this beautifully appointed, semi-detached property boasting four bedrooms, situated in a tranquil semi-rural environment that offers picturesque views from both the front and rear. This thoughtfully designed home features a spacious and adaptable layout. The landscaped rear garden is particularly noteworthy, complete with a substantial outbuilding that serves as an ideal workspace and an outdoor bar, perfect for entertaining during the warmer months. The ground floor includes an integrated annex comprising a comfortable sitting room, a double bedroom, and a modern shower room—these spaces can conveniently be incorporated into the main living areas if additional accommodation is not needed. Upon entering, you are welcomed into a generous reception hall that leads to a bright living room, which is partially open to a superb kitchen and breakfast area. Bi-folding doors seamlessly connect this space to the garden, enhancing the indoor-outdoor flow. A utility room and a cloakroom/W.C. provide added convenience. The first floor is home to three well-proportioned bedrooms and a luxurious family bathroom, featuring a freestanding bath and a spacious walk-in shower.

### Key features

- Four-bedroom semi-detached house
- Picturesque semi-rural location
- Landscaped rear garden with outdoor bar
- Large outbuilding suitable for home office
- Integrated ground floor annex with separate entrance
- Generous reception hall leading to spacious living areas
- Modern kitchen with bi-folding doors to garden
- Luxurious family bathroom with freestanding bath and walk-in shower



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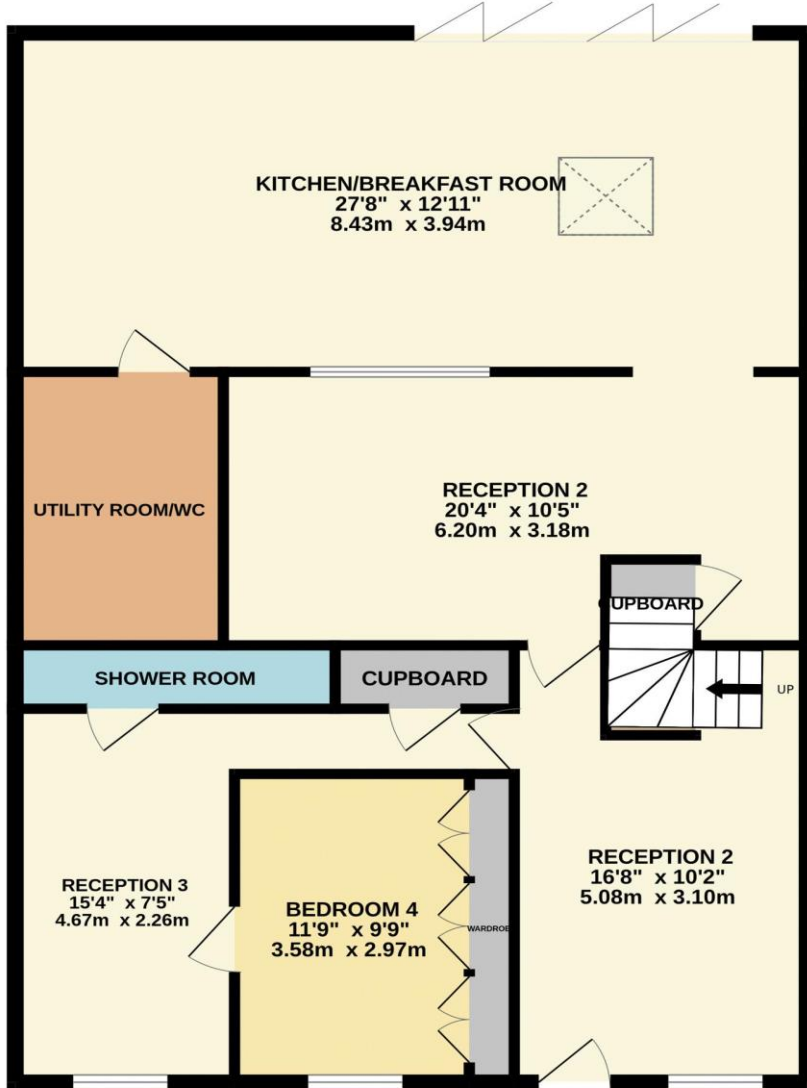


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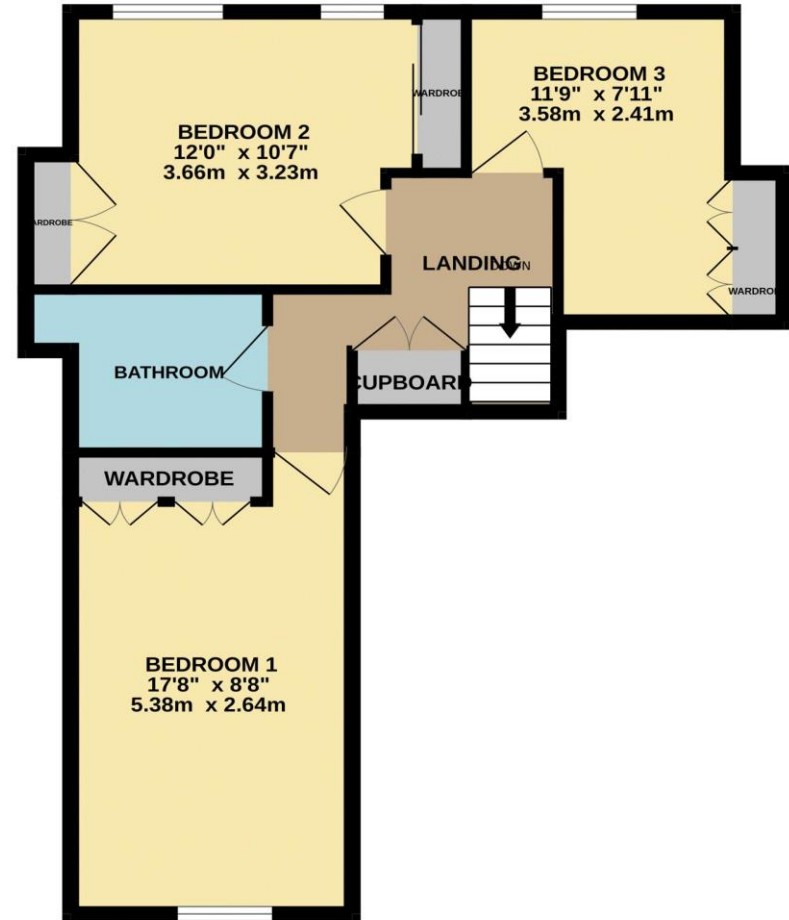


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GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



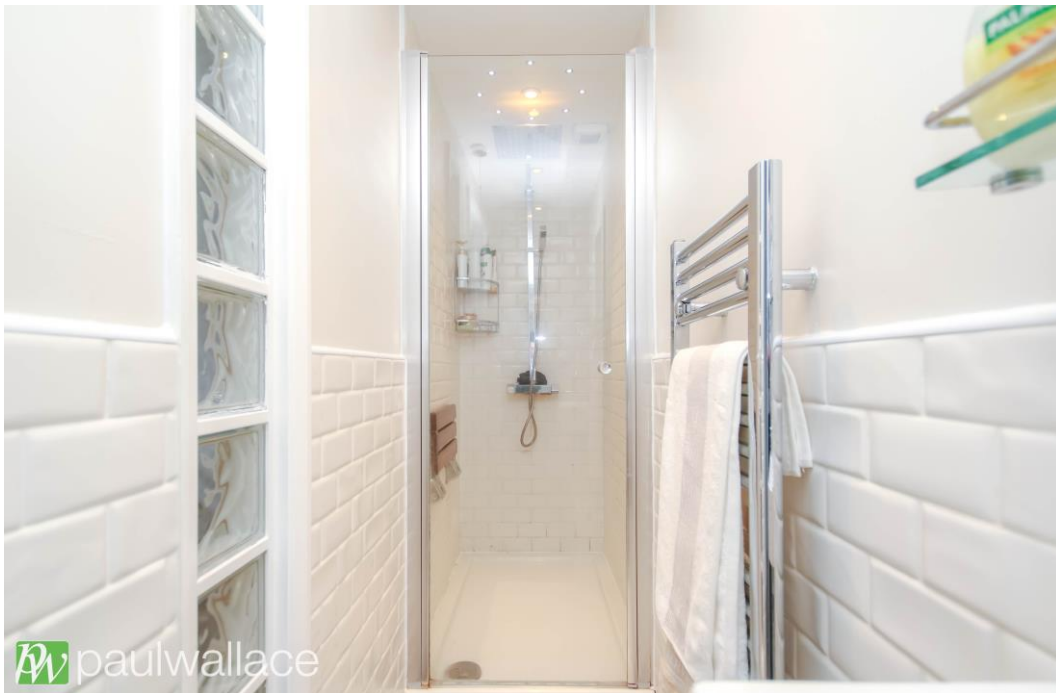
1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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