

# Jonathan Hunt

ESTATE AGENCY

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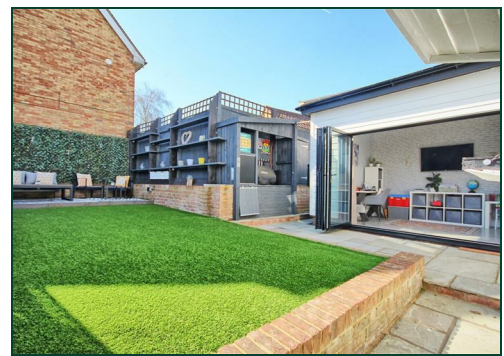
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## 1 Bakery Cottages Harlow Road, Roydon, Harlow, CM19 5HH

**£599,995**

**ATTRACTIVE & EXTENDED 4 BEDROOM DETACHED HOUSE** - An individual detached home built approx. 10 years ago in the heart of Roydon Village. The current owners have extended the house to provide an additional reception room to the ground floor. The house is well presented throughout and provides an entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, family room, 3 good size bedrooms to the first floor with bathroom, Master bedroom suite to the 2nd floor and gas central heating. The house also benefits from a driveway with parking for 2 cars and a south facing landscaped rear garden. Being so central in Roydon Village means that all local amenities can be reached by foot to include the mainline rail station with its fast and regular service to London Liverpool Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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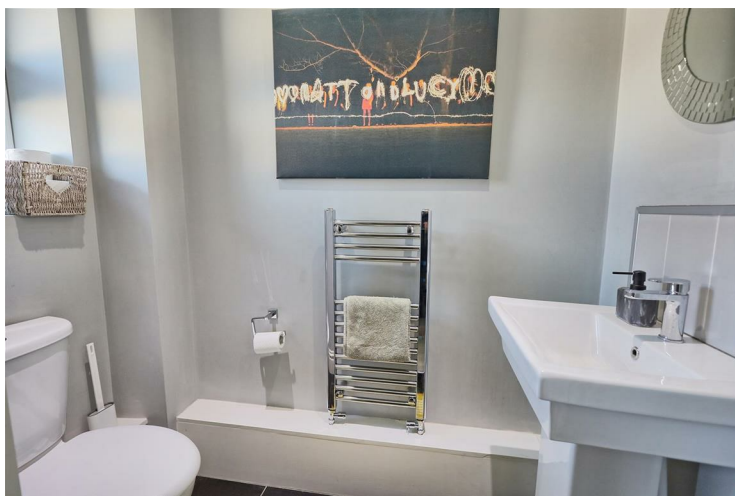
RECEPTION HALL



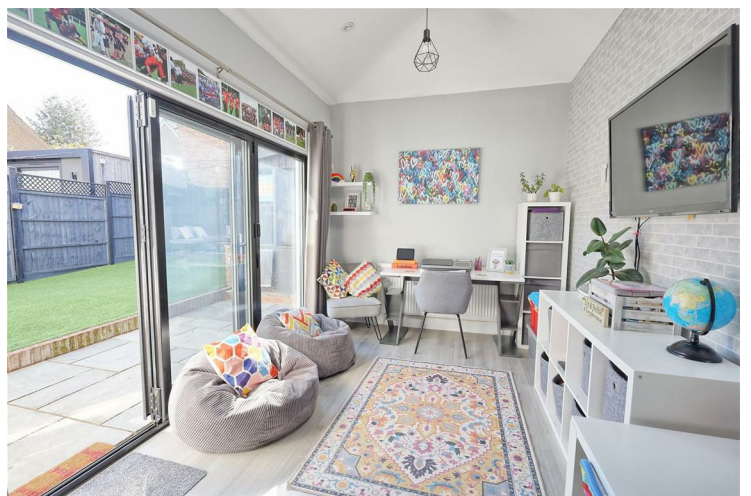
LIVING/DIING ROOM 20'11" x 10'9" (6.4 x 3.3)



CLOAKROOM



FAMILY ROOM 12'4" x 9'0" (3.78 x 2.76)



KITCHEN/BREAKFAST ROOM 12'7" x 12'2" (3.84 x 3.72)



BEDROOM 2 12'7" x 11'6" (3.86 x 3.51)





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**BEDROOM 3 11'1" x 10'10" (3.39 x 3.31)**



**MASTER BEDROOM 14'4" x 14'1" (4.37 x 4.31)**

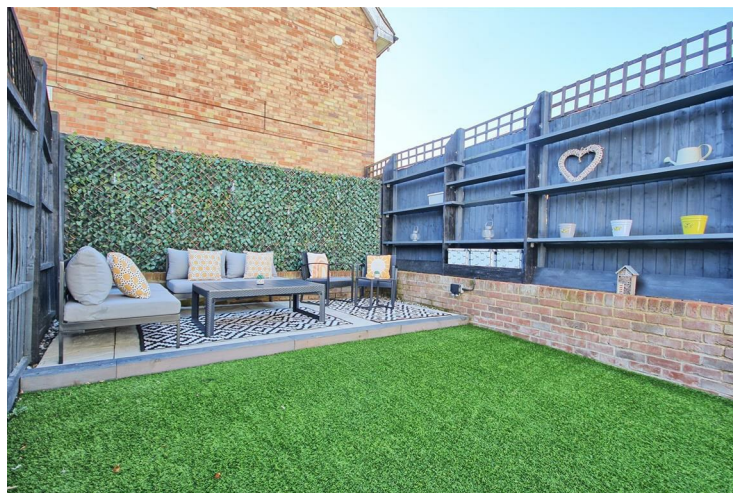


**BEDROOM 4 10'11" x 9'9" (3.35 x 2.98)**



**EN-SUITE**

**GARDEN**



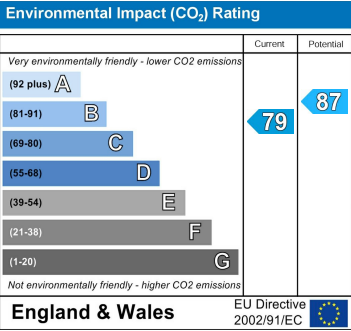
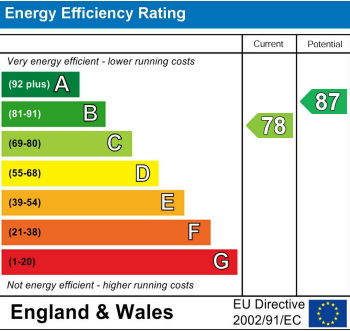
**BATHROOM**



**COUNCIL TAX BAND E**

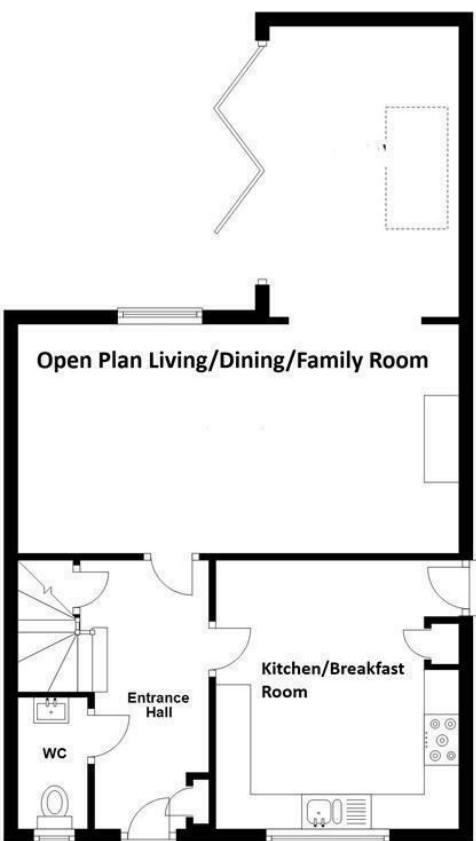


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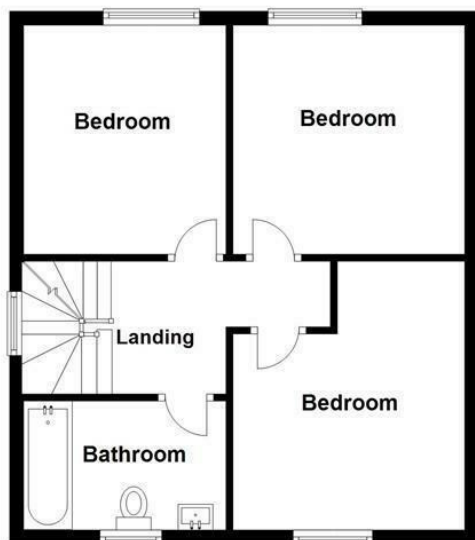
### Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



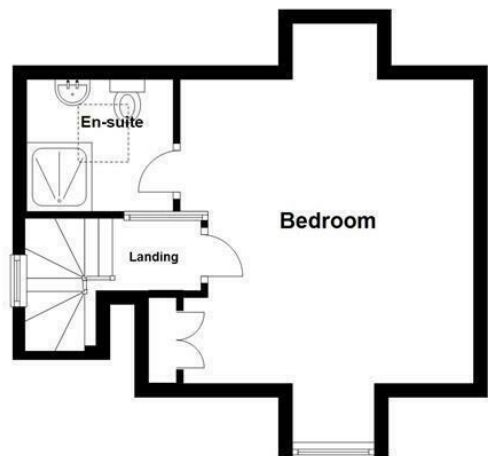
### First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



### Second Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Harlow Road**