



**Oliver
Minton**
Sales & Lettings

**Janz Herring Luxury Lodge Home
Roydon Marina Village, Roydon**

CM19 5EJ

£285,000

JANZ HERRING LUXURY HOLIDAY LODGE IN MARINA SETTING: A fantastic opportunity to own a relaxing and beautiful luxury lodge away from it all, yet still be close to amenities and main-line train service to the capital. Roydon Marina Village is an exclusive holiday lodge resort located in the Lee Valley Regional Park, with a private marina, hotel, restaurant and bar.

- * 40 x 20 ft Luxury Holiday Home
- * Clean modern exterior design cladding in moisture-resistant materials
- * Bespoke fully-fitted kitchen with integrated fridge freezer and dishwasher
- * Open plan central kitchen, diner, and living room with stylish furnishings
- * Extra utility room, with washing machine, extra storage and boiler
- * The main bedroom with double bed, feature wall, and mirrored walk-in wardrobe leading to an en-suite with a large shower cubicle
- * The second bedroom features a double bed with a large wardrobe, side tables and reading lights
- * Stunning bathroom with separate shower and bath.
- * 50-Year License
- * 12-Month Holiday Season
- * Private Decking
- * Private Parking



The Lodge

The perfect place to get away from it all. The Herring Lodge, for sale at Roydon Marina Village, offers ample space to entertain. This beautifully constructed modern, holiday home is full of natural textures and the highest-quality fittings and furniture.

Inside, you'll be greeted by a bespoke fully-fitted kitchen complete with an integrated fridge freezer and dishwasher. The open-plan central kitchen, diner, and living room is thoughtfully designed with stylish furnishings, creating the perfect space for you to relax and enjoy quality time with loved ones. As an added bonus, the lodge comes with an extra utility room featuring a washing machine, extra storage, and a boiler to make your stay as convenient and comfortable as possible.

The main bedroom is a haven of relaxation, complete with a comfortable double bed, feature wall, and mirrored walk-in wardrobe leading to an en-suite with a large shower cubicle. The second bedroom features a double bed with a large wardrobe, side tables, and reading lights to provide a restful and peaceful sleep.

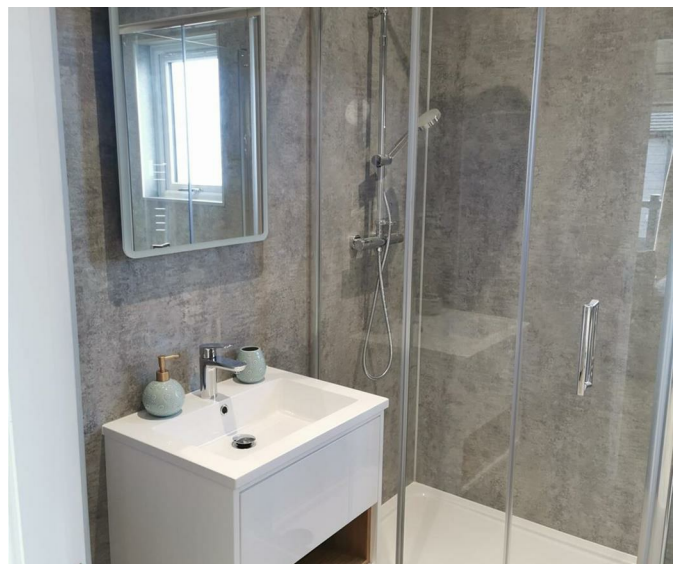
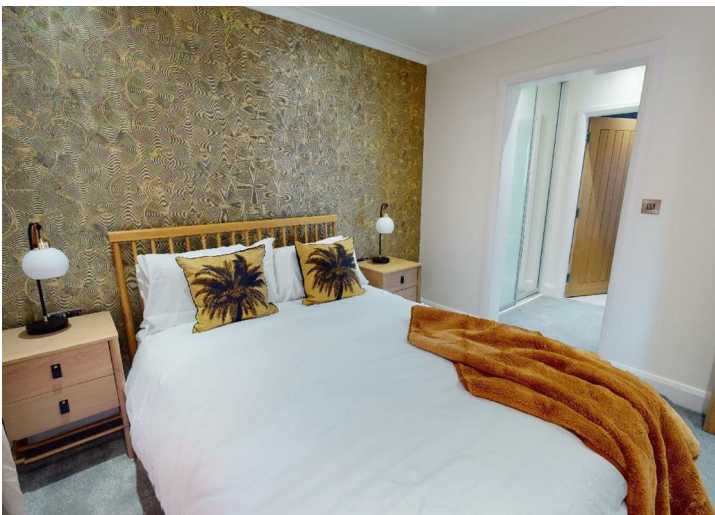
The stunning bathroom is complete with a separate shower and bath, allowing you to soak away any stress or worries. The holiday home also comes with a 50-year license and a 12-month holiday season, providing you with the freedom to return year after year.

Enjoy the beautiful outdoors with our private decking, perfect for enjoying a morning cup of coffee or an evening glass of wine. There is also private parking for your convenience and peace of mind.



PLEASE NOTE:

Please be advised that a refundable 10% deposit is payable to Roydon Marina Village to secure this property and have it taken off the market.
There is a £250.00 charge on any refunds.





Tenure: License : 50 years

Council Tax Band: Exempt

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

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View all our properties at www.oliverminton.com

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