



**Oliver
Minton**
Sales & Lettings

**14 High Street,
Roydon
CM19 5HJ
Price Guide £379,995**

CHAIN FREE....A deceptively spacious end terrace cottage with the benefit of a 70' rear garden (approx.) Situated right in the heart of the village, the accommodation in brief comprises: Sitting room with open fireplace which is open to dining room, kitchen, guest cloakroom/w.c., 2 double bedrooms, first floor bathroom, uPVC double glazing and gas central heating to radiators.

The village primary school, free car park, the High Street shops and pubs and are all within easy walking distance, as is Roydon station, Stansted Express line, with mainline services to London Liverpool Street in as little as 33 minutes.





Accommodation

Front door opening to:

Living Room 4.43m x 3.64m (14'6" x 11'11")

Upvc double glazed window to front. Radiator. Open fire (currently not in use) with stone surround. Fitted cupboards to alcoves. Part open to:

Dining Room 2.70m x 2.55m (8'10" x 8'4")

Stairs rising to first floor with window to side. Under stairs cupboard. Radiator. Through to a lobby area with door to guest cloakroom/w.c.

Kitchen 3.60m x 2.07m (11'9" x 6'9")

Range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer. Part tiled walls. Built-in electric oven and 4 ring gas hob. Space for tall fridge freezer and space and plumbing for washing machine. Tiled floor. Recessed larder cupboard with shelving. Tiled floor. Upvc double glazed window to rear.

Guest Cloakroom/W.C.

Low level w.c. Wash hand basin with tiled splash-back. Upvc double glazed frosted window.



First Floor

Landing with door to airing cupboard housing hot water cylinder. Radiator. Loft access hatch.

Bedroom One 3.52m x 3.43m (11'6" x 11'3")

Upvc double glazed window to front. Built-in cupboard. Radiator. Coved cornice.

Bedroom Two 3.56m x 2.09m (11'8" x 6'10")

Upvc double glazed window to rear. Built-in wardrobe cupboard. Radiator.

Bathroom

Panel enclosed bath with electric and plumbing in place to add an over bath shower. (current one not in use) Low level w.c. Vanity wash hand basin with cupboard below. Heated towel rail. Upvc frosted double glazed window to rear.

Exterior

To the front of the cottage there is a small garden area with flowers and shrubs. Steps to front door. Outside curtesy light. Secure, gated side access.

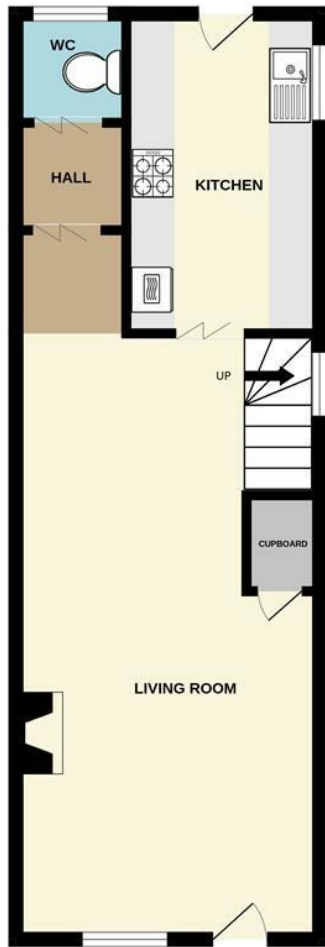
Rear Garden

Mature garden, predominately laid to lawn. Patio area to far rear. Two timber garden sheds. Timber summer house divided into two sections with power and light connected.

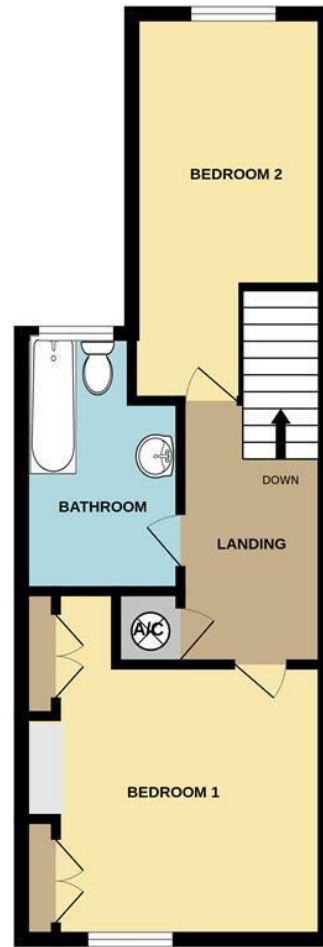
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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

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