



**Oliver
Minton**
Sales & Lettings

**8 Kingsmead Close,
Roydon**

Essex CM19 5JE

Price Guide £775,000

This outstanding semi-detached home of exceptional quality is located within a quiet cul-de-sac and has been thoughtfully extended and altered by the current owners with the emphasis on a clever blend of craftsmanship, stylish design and the overall feeling of light and space.

It is a home perfectly suited to the demands of modern-day, family living and the accommodation in brief offers: Spacious reception hall, guest cloakroom/w.c, living room with attractive wood burning stove, second reception/playroom and a simply stunning, luxury kitchen/breakfast/family room flooded with light by an attractive roof lantern and doors opening to the garden.

The first floor landing leads to the principal bedroom suite with a spacious shower room and a study/dressing room. Three further generous bedrooms and a modern contemporary family bathroom complete this floor.

The generous driveway to the front of the house provides parking for a number of vehicles and leads to the garage. There is also an electric car charging port. To the rear, a larger than average, south facing, child-friendly landscaped rear garden is also perfect for entertaining and al-fresco dining.

Roydon is a thriving community set around a traditional village green with amenities that include a Morrisons local store/post office, chemist, pubs/ restaurants plus a regarded local primary school. Ideal for commuting, Roydon main-line station is set on the Cambridge - Stansted Airport - Liverpool Street line which can whisk you into the City in just over 30 minutes.



Accommodation

Front door opening to:

Reception Hall

Spacious hall with stairs rising to the first floor. Under stairs cupboard. Covered radiator. Engineered oak flooring. Frosted window to front. Door to:

Guest Cloakroom/W.C.

Modern white suite: Low level w.c. Wall mounted wash hand basin. Tiled throughout. Extractor fan.

Living Room 4.76m x 4.19 (15'7" x 13'8")

Wide double glazed window to front. Fireplace with surround and tiled hearth housing attractive wood burning stove. Covered radiator. Coved cornice.



Kitchen/Breakfast/Family Room 6.21m x 5.97m overall measurement (20'4" x 19'7" overall measurement)

A superb feature of the property is the luxury kitchen in soft grey hues. Excellent storage solutions and display units make this space not only stunning, but most practical. Comprising of a very fine range of base cupboards, drawers and matching wall cabinets, attractive granite worktops and matching up-risers. A double enamel sink plus appliances that include: a dish washer, twin fridge and freezer plus a free standing 'Stoves' range style cooker, which blends perfectly with the shades of the kitchen. At the centre of the room is a large island unit with matching granite top with a deep overhang to provide a breakfast bar capable of seating three or four people with ease. To one wall a bank of floor to ceiling cupboards cleverly hide away the utility element of the kitchen including space and plumbing for a washing machine and tumble dryer together with an additional sink and drainer. The dining and family area have ample space for a table and chairs plus a comfy sofa, making this room the real 'heart of the home' with easy maintenance, engineered oak flooring throughout. Covered radiator. A double glazed window and wide double doors open to the garden and the large roof lantern allows plenty of natural light to flood in, giving the room a bright and airy feel.



Reception Two/Playroom 3.66m 3.06m (12'0" 10'0")

Double glazed sliding patio doors opening to garden plus additional door to side garden. Radiator. Engineered oak flooring. Wall mounted 'Intergas' gas fired boiler.



First Floor

At the top of the stairs, the landing splits to left and right. To the left is the principal bedroom suite with a spacious shower room and separate study/dressing room. The other side of the landing has three further bedrooms and the family bathroom. Useful slim-line storage cupboard. Two loft areas, one with pull down ladder that's boarded with light connected.

Principal Bedroom 4.36m x 3.60 (14'3" x 11'9")

Double glazed window to rear. Covered radiator. Range of built-in bedroom furniture to one wall to include two double wardrobes and a central dressing unit with storage below.





Shower Room

Fitted with a double size shower with glazed screen. Vanity units with inset wash basin and w.c. with concealed cistern. Large wall mounted mirror. Chrome 'coil loop' designer radiator. Fully tiled walls. Double glazed frosted window.

Study/Dressing Room 2.31m x 1.22m (7'6" x 4'0")

Double glazed window to front. Built-in double wardrobe. Radiator.

Bedroom 4.36m x 3.19m (14'3" x 10'5")

Double glazed window to rear. Covered Radiator.

Bedroom 4.09m x 3.09m (13'5" x 10'1")

Double glazed window to front. Covered Radiator.

Bedroom 3.24m x 2.88 (10'7" x 9'5")

Double glazed window to rear. Covered Radiator.

Family Bathroom

Modern white suite: Tiled panel enclosed bath with inset mixer tap and large 'drench' shower head and glazed screen. Low level w.c. Vanity wash hand basin with storage cupboard below. Chrome heated towel rail. Tiled floor. Double glazed frosted window.



Exterior

The property benefits from a block paved driveway to the front providing parking for several vehicles. There is also an electric car charging port.

Garage

With up and over door. Power and light connected.

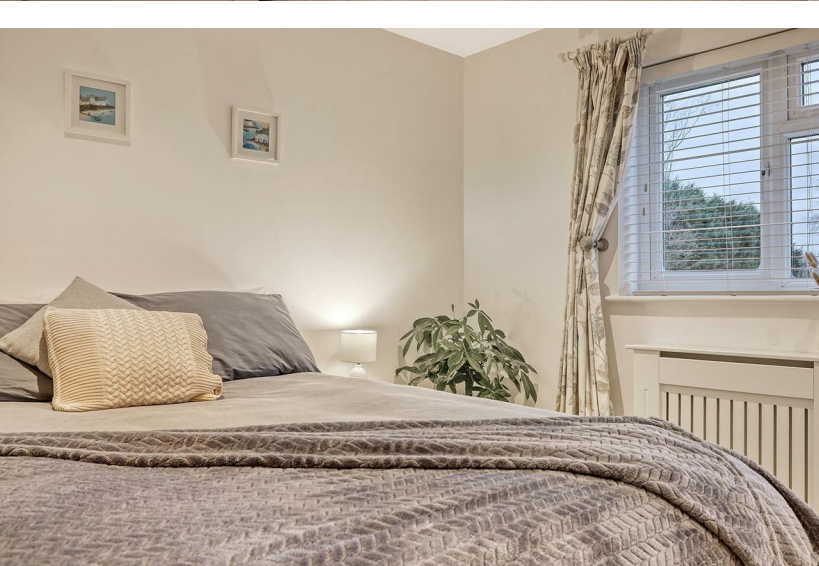
South Facing Rear Garden

A generous, fully enclosed garden with patio area to the immediate rear and a further raised, decked seating area. The remainder of the garden is mainly laid to lawn with mature shrub borders. To the side of the house there is a secluded side patio area, ideal for a hot tub!



Solar Panels

Please be advised that the property also benefits from having solar panels installed.



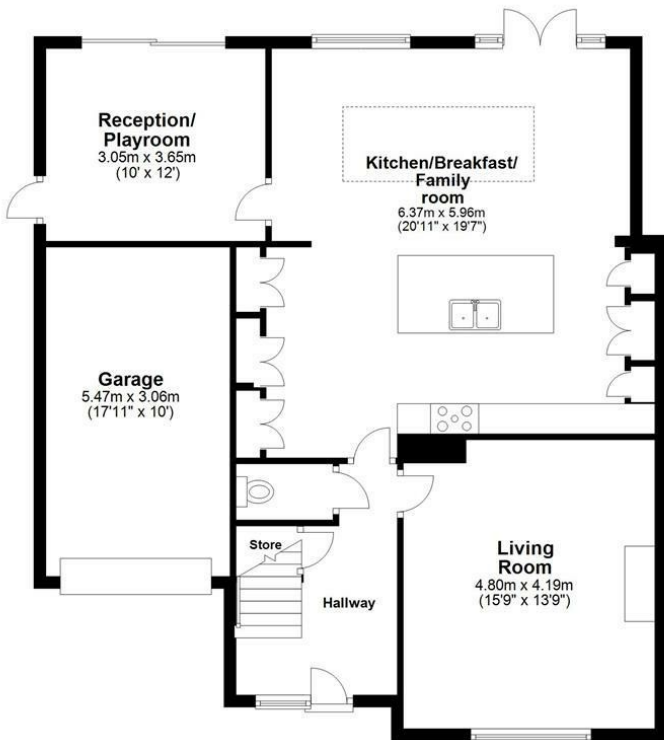


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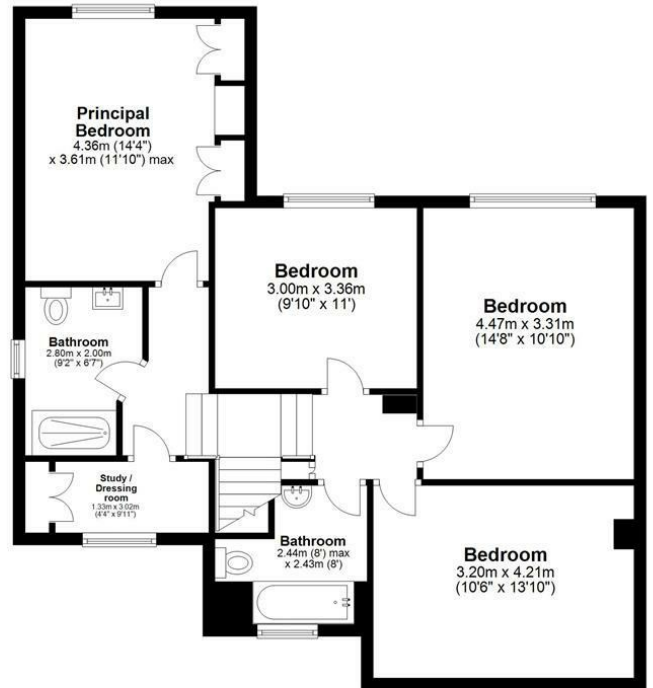
Ground Floor

Approx. 102.5 sq. metres (1103.6 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.7 sq. feet)



Total area: approx. 182.1 sq. metres (1960.4 sq. feet)
Kingsmead Close

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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