



**Oliver  
Minton**  
*Sales & Lettings*

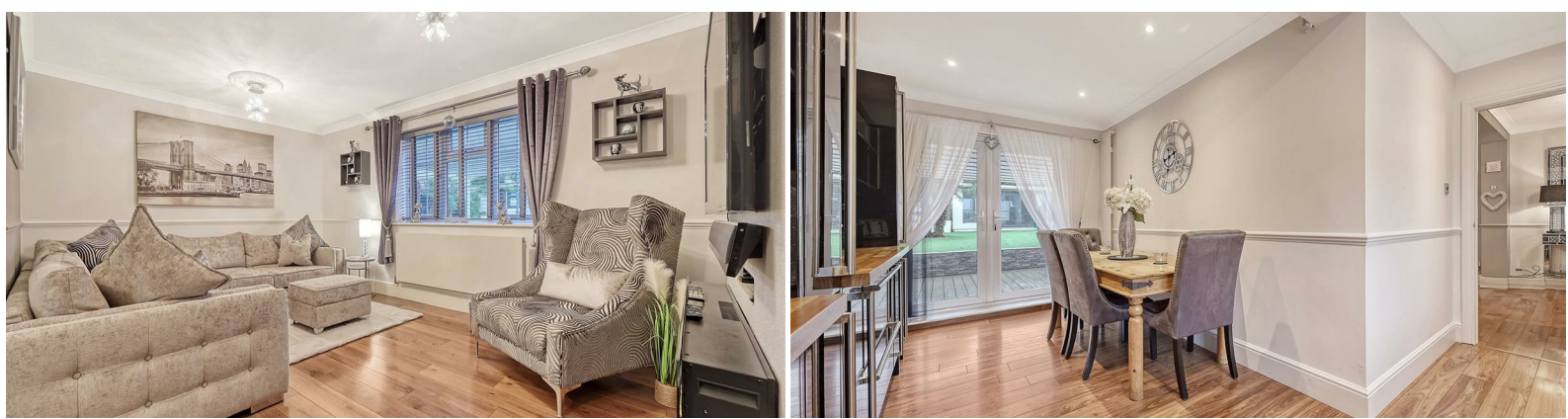
**48 Parkfields  
Roydon  
Essex CM19 5JB**

**£599,999**

A modernised, extended four bedroom semi-detached property within easy walking distance of the High Street, local amenities and Roydon train station. Features include a modern fitted kitchen, spacious lounge, large master bedroom, off-street parking and well-tended garden.

To the ground floor the well planned accommodation offers: a generous lounge, kitchen/breakfast room, utility room and guest cloakroom. Four bedrooms, one with en-suite facilities and the family bathroom can be found on the first floor.

The property is set in a residential road and there is also a garage and off-street parking. Village amenities are close to hand, together with Roydon main-line station serving London Liverpool Street and Stansted Airport.





## EXTERIOR

The front area of the property is tidy and well maintained. Fitted with exterior lighting, CCTV and an alarm system for added security. There's a spacious driveway providing adequate parking for several vehicles and garage access.

The rear garden is well-tended and boasts a fantastic al-fresco patio area with shutter awning above for a shadier experience. There is also outside lighting and a water tap. Tastefully positioned palms and succulents frame the garden and add a mediterranean feel. Artificial turf and sleeper and stone steps lead to two exterior buildings - a timber shed and a summer house.

## ACCOMMODATION

Main glazed front door leading to:

### PORCH

Tiled flooring. Radiator. Dado rail. Spotlights to ceiling. Alarm key pad. Glazed double doors into:

### RECEPTION HALL / LIVING ROOM 4.939<5.366 x 3.121 (16'2" < 17'7" x 10'2")

Stairs with stainless steel hand rail rising to landing. Wall-mounted 'Honeywell' Thermostat. Spacious lounge, finished to a high level of detail. UPVC double-glazed window with views of the rear garden. Electric feature fireplace. Radiator. Coving to ceiling. Dado rail. Wood effect flooring. High skirting boards. Stairs to first floor. Door to:

### KITCHEN 5.361 x 2.631 < 4.353 (17'7" x 8'7" < 14'3")

Fitted with a modern range of wall, base and larder "soft close" units in high gloss with complimentary solid wood work surface. Inset stainless steel sink and tap over. Tiling to splash-back area. Kitchen appliances to remain include: a 'Samsung' electric oven grill with matching 4 ring ceramic hob and extractor hood over, integrated 'Bosch' dishwasher and integrated 'Lamona' fridge. Wood effect flooring. UPVC double-glazed window with front aspect views and french doors to rear patio area. Vertical chrome radiator. Door to:



### UTILITY ROOM

Part tiled walls. Tiled flooring. UPVC double-glazed door for easy garden access. Range of low level high gloss cupboards and granite effect work surface incorporating a modern feature glass rectangular sink. Spotlights to ceiling. Space and plumbing for washing machine, tumble dryer and fridge freezer. Door to garage. Door to handy storage cupboard with shelving and hanging rail. Further door to:

### DOWNSTAIRS W/C

Fitted with a white bathroom suite: Pedestal wash hand basin and low level w.c.. Tiled floor. Part tiled walls. Frosted window to side aspect. Radiator. Spotlights to ceiling.

### FIRST FLOOR LANDING

UPVC double-glazed window to front aspect. Dado rail. Alarm key pad. Radiator. Door to airing cupboard. Doors to all rooms. Loft hatch - loft board with power and light.

### MAIN BEDROOM 3.362 x 3.181 (11'0" x 10'5")

Wood effect flooring. Radiator. Spotlights to ceiling. Door to en-suite and opening to:

### DRESSING AREA 2.633 x 1.179 (8'7" x 3'10")

UPVC double-glazed window to rear. Radiator. Built-in wardrobe cupboards to two walls with hanging rails and shelving.

### EN-SUITE BATHROOM

Fitted with a white suite: Pedestal wash hand basin. Low level w.c. UPVC double-glazed window to front aspect. Spotlights to ceiling. Laminate flooring. Part-tiled walls. Separate shower cubicle with "Mira" smart shower control pad. Separate rainfall shower head.

### BEDROOM TWO 3.340 x 2.901 (10'11" x 9'6")

UPVC double-glazed window to rear. Radiator. Wooden flooring. Built in mirrored wardrobe cupboards spanning one wall with hanging rails and shelving.

### BEDROOM THREE 3.587 x 2.191 (11'9" x 7'2")

UPVC double-glazed window to rear. Radiator. Wooden flooring.

### BEDROOM FOUR 3.045 x 2.335 (9'11" x 7'7")

UPVC double-glazed window to front. Radiator. Desk / work area with shelving and drawers below.

### LUXURY BATHROOM

UPVC double-glazed window to front. White suite consisting of: Pedestal wash hand basin, "Ideal Standard" sink, corner bath with separate shower. Tiled floor. Part-tiled walls. Heated towel rail. Spotlights to ceiling.

### GARAGE

Single garage with electric roller door. Power, light and plumbing. "Worcester" boiler. Hot water cylinder.

### OUTBUILDINGS 5.921 x 2.918 (19'5" x 9'6")

Slatted wood Summerhouse with glazed doors and windows. Power and light connected. Used by the current vendors as a chill out area, this could easily transform into a work space / office area, gym or recreational space for hobbies.

The shed compliments the adjacent Summerhouse as finished in the same colour and style. Power and light connected. A great storage facility.

### SERVICES

Mains services are connected: mains water, sewerage, electric heating. Broadband and mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 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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**Tenure:** Freehold

**Council Tax Band:** A

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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