



**Oliver
Minton**
Sales & Lettings

**18 Kingsmead Hill,
Roydon**

Essex CM19 5JG

Price Guide £380,000

* CHAIN FREE *

* GENEROUS PLOT OF APPROX. 0.13 ACRE *

* OFFERING EXCELLENT POTENTIAL TO IMPROVE/EXTEND STPP *

This three bedroom semi-detached family home is located in a quiet, pedestrianised setting and although requiring some updating throughout, already benefits from gas central heating, double glazing and a larger than average garden.

The current accommodation in brief offers: Entrance hall, living room, dining room, kitchen, shower room and separate cloakroom/w.c. There are three bedrooms to the first floor.

PLEASE NOTE: PEDESTRIAN SETTING; NO PARKING AT THE PROPERTY OR SCOPE FOR A DRIVE, HOWEVER PARKING IS AVAILABLE CLOSE BY.

The property is within comfortable distance of the village High Street offering pubs/restaurants, Morrisons convenience store/post office, pharmacy and primary school. Roydon main-line railway station is on the Stanstead Express line, serving London Liverpool Street in approximately 33 minutes.



Accommodation

Front door opening to:

Entrance Hall

Stairs rising to first floor. Radiator. Door opening to:

Living Room 4.70m x 3.58m (15'5" x 11'8")

Upvc double glazed window to front. Tiled fire place with gas fire Radiator. Under stairs storage cupboard. Large walk-in pantry/larder with shelving and window that also houses meters.



Kitchen 2.95m x 2.56m (9'8" x 8'4")

Fitted with a range of wall and base cupboards. Roll edge work surfaces. Inset stainless steel sink and drainer. Space for cooker with extractor fan above. Recessed storage cupboard with shelving. Radiator. Door to rear lobby.

Rear Lobby

Door to garden. Doors off to cloakroom and separate shower room.



Cloakroom/W.C

With window to rear.

Shower Room

Shower cubicle with glazed screen and wall mounted electric shower. Pedestal wash hand basin. Fully tiled walls. Upvc double glazed frosted window.

First Floor

Landing with Upvc double glazed window to side. Door to cupboard housing 'Vaillant' gas fired combination boiler. Loft access hatch. Loft is mainly boarded and has a pull-down ladder.



Bedroom One 3.72m x 3.59m (12'2" x 11'9")

Plus large recess 1.41m x 1.06m (4'7" x 3'5") with deep over-stairs storage cupboard. Upvc double glazed window to front. Radiator. Fitted with a range of bedroom furniture to include: wardrobe cupboards, over bed storage, bedside cabinets and dressing table.

Bedroom Two 3.61m x 2.97m (11'10" x 9'8")

Upvc double glazed window to rear. Radiator. Range of fitted bedroom furniture to include wardrobe cupboards, dressing unit and bedside cabinets.



Bedroom Three 2.58m x 2.31m (8'5" x 7'6")

Upvc double glazed window to rear. Radiator. Built-in wardrobe cupboards and dressing table.

Exterior

One of the main features of the property is the large corner plot of approximately 0.13 acre overall, giving plenty of scope to extend the property should you wish to do so (STPP) To the immediate rear of the house is a paved seating area with the remainder laid to lawn, interspersed with shrubs and fruit trees and a beautiful ornamental magnolia tree. Green houses and two timber garden sheds to remain. A pathway leads you round the side of the property to the gated front garden.

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating (untested)

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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

01920 412600

Email: sales@oliverminton.com

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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	

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