



**Oliver
Minton**
Sales & Lettings

**Karnten Lodge, Hamlet Hill,
Roydon**

Essex CM19 5JU

Price Guide £1,250,000

This individual, single story, gated residence commands a wide frontage and occupies a generous overall plot approaching 0.4 acre, incorporating an outside heated swimming pool and pool house, driveway parking for numerous vehicles and a double garage. Family homes of this size that are set on a single level are quite an unusual find and may be of particular interest to families requiring multi-generational living space.

Internally, the accommodation flows well, with almost 2,500 sq ft of internal space, offering an abundance of versatile accommodation including two large reception rooms, a generous, well fitted kitchen/breakfast room, utility room, 4 bedrooms, two with en-suite facilities and a luxury family bathroom complete with a sauna.





Location

The property is conveniently situated in a prime semi-rural location, within a short drive of Roydon Village which has a Morrisons Local/Post Office, Pharmacy, a regarded village primary school and main-line station. There are a variety of lovely restaurants and country pubs nearby. The larger towns of Hoddesdon and Harlow feature a diverse range of shops, restaurants, pubs, leisure facilities, supermarkets and offer a further choice of train stations, together with Broxbourne, all giving a fast and regular service to London Liverpool Street.



The Property

The wide reception hall leads off to all rooms, the living accommodation to one side of the property with the bedrooms and luxury family bathroom, complete with sauna, to the other. There is an abundance of natural light throughout the bungalow, with large Upvc double glazed windows. Oil fired central heating to radiators feature throughout and in addition, the kitchen also benefits from the comfort and warmth of under floor heating. All rooms have either quality wood effect flooring or tiling where appropriate and the bathrooms have modern, white sanitary ware.



The main living room is truly spacious with a stone fireplace and open fire as its main focal point. An attractive bar to one end of the room is a great asset for entertaining. Double doors take you through to the dining room, which sits conveniently between the living room and the kitchen and has abundant room for a large dining table and chairs.



The kitchen features a comprehensive range of light oak-finished wall and base units with a matching central island, complemented by granite countertops. A practical and functional layout for the keen cook, there is an inset one and a half bowl sink and drainer with mixer tap and shower spray, along with integrated appliances that include a tall freezer, larder style fridge, dishwasher, built-in oven and four-ring induction hob. There is still lots of space for a good size table and chairs, ideal for more casual dining with the family. A wide window to the rear aspect and double doors opening to the garden terrace give this room a light and airy feel.

Adjoining the kitchen, there is a good size utility room with a range of wall and base cabinets, complementary work surfaces, an inset stainless steel sink and space and plumbing for a washing machine. There is plenty of additional space for storage and a large airing cupboard, housing the pre-lagged hot water cylinder.



The principal bedroom is a spacious double room to the front aspect with a range of bespoke fitted bedroom furniture including wardrobes, drawer units, dressing table and bedside cabinets. A door leads through to the modern en-suite bathroom which includes a double size shower enclosure, W.C with concealed cistern, heated towel rail and a vanity wash hand basin with storage below.

Bedroom two is also a generous double room, with a rear aspect and a large, built-in double mirror fronted wardrobe cupboard.

Bedrooms three and four both have a front aspect and are also good size rooms and can provide flexible usage options.



The spacious bathroom features a panel enclosed bath, a recessed shower enclosure, W.C with concealed cistern, two chrome heated towel rails and a vanity wash hand basin with storage below. This luxuriously appointed, fully tiled bathroom also has a separate cedar wood, infra-red sauna. Double doors open to the terrace.



Exterior

Beyond the electric gates with an intercom system, the property is accessed via a driveway offering a considerable amount of space to park vehicles. A detached double garage with an electronically operated up and over door sits to one side of the drive.

Rear Garden

The rear garden affords an excellent degree of privacy and is set on two levels. To the immediate rear of the property there is a wide patio. Steps lead up to a swimming pool surrounded by a paved sun terrace. Here you will find the brick-built pool house/changing room, with power, light housing the gas fired boiler, pump and filtration system (please be advised that the pool used currently de-commissioned as the current owner did not use it, however very easy re-instate back to full working order) A separate gas fired boiler heats the pool (untested) The remainder of the garden is laid to lawn with mature hedging and trees. Pedestrian gated access is afforded to both sides of the garden, leading out to the front driveway.

Agents Note

There is oil fired central heating to radiators, mains drainage and water. Solar panels are fitted to complement the mains electricity. A gas fired boiler provides heating for the swimming pool. The property benefits from 16 Solar Panels which are included within the sale of the property.

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

Accommodation

Reception Hall

Living Room 8.44m x 5.92m (27'8" x 19'5")

Dining Room 5.07m x 3.49m (16'7" x 11'5")

Kitchen/Breakfast Room 6.14m x 4.60m (20'1" x 15'1")

Utility Room 4.93m max x 2.44m (16'2" max x 8'0")

Principal Bedroom 4.53m x 4.42m (14'10" x 14'6")

En-suite Shower Room 2.36m x 1.78m (7'8" x 5'10")

Bedroom Two 4.54m x 4.52m >2.94m (14'10" x 14'9" >9'7")

En-Suite Shower Room 2.56m x 1.70m (8'4" x 5'6")





Bedroom Three 3.50m x 3.49m (11'5" x 11'5")

Bedroom Four 3.46m x 2.41m (11'4" x 7'10")

Bathroom/Sauna 4.39m x 2.23m (14'4" x 7'3")

Outside

Swimming Pool 10.97m x 5.49m (36' x 18')

Brick Built Pool House 4.21m x 3.39m (13'9" x 11'1")

Detached Garage 6.13m x 5.23m (20'1" x 17'1")



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 412600. 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





Total area: approx. 261.5 sq. metres (2815.2 sq. feet)
Karnten Lodge

Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment

20 High Street Roydon CM19 5HJ

01279 888 212

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.