



**Oliver
Minton**
Sales & Lettings

**32 Temple Mead,
Roydon**

CM19 5EB

£450,000

Situated in a no-through road, right in the heart of the village with open countryside on the doorstep and fabulous views over farmland to the rear.

The accommodation in brief offers: Enclosed entrance porch, kitchen/breakfast room, living room, first floor bathroom with separate w.c and three generous bedrooms.

The property also benefits from gas fired central heating to radiators and double glazing.

The property is also chain free.

A real feature of the property is that the property backs onto farmland and is unoverlooked and provides a lovely peaceful setting. There is also a driveway providing off-road parking to the front of the house.

Roydon High Street offers amenities including, pubs/restaurants, Morrisons convenience store/post office and a pharmacy. Roydon primary school is a short walk from the property, as is Roydon main-line station, serving London Liverpool Street in approx. 33 minutes.



FRONT GARDEN

Block paved driveway for 2/3 cars

PORCH

UPVC frosted door into porch. UPVC frosted double glazed window to front and UPVC double glazed window to both sides, tiled floor.

KITCHEN/DINING ROOM 5.582 x 2.714<3.737 (18'3" x 8'10"<12'3")

Dining Area: Stairs rising to first floor landing, radiator, understairs storage cupboard. Spotlights to ceilings.

Kitchen Area: Rolled top work surfaces with cupboards above and below, built in stainless steel oven with gas hob and stainless steel extractor fan above.

1 1/2 x stainless steel sink, tiled floor and spotlights to ceiling.

UPVC double glazed door and UPVC double window to conservatory.

LOUNGE 5.571 x 3.361 (18'3" x 11'0")

UPVC double glazed window to front aspect and UPVC double glazed patio doors in to conservatory, radiator, spotlights to ceiling.



CONSERVATORY 4.849 x 2.465 (15'10" x 8'1")

Single glazed windows to all aspects and sliding door to garden. Space for washing machine and dryer.

FIRST FLOOR LANDING

Loft hatch and doors to all rooms

BEDROOM 1 3.338 x 3.328 (10'11" x 10'11")

UPVC double glazed window to front aspect, radiator and overstairs storage cupboard

BEDROOM 2 3.307 x 2.774 (10'10" x 9'1")

UPVC double glazed window to front aspect, radiator, spotlights to ceiling, and built in cupboard with rail space

BEDROOM 3 2.439 x 3.371 x 2.188 (8'0" x 11'0" x 7'2")

UPVC double glazed window to rear aspect, radiator, spotlights to ceiling

BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, shaver point, heated towel rail, tiled floor, spotlights to ceiling, UPVC frosted double glazed window to rear

SEPERATE WC

Low level WC, tiled floor, UPVC frosted window to rear aspect

REAR GARDEN

Laid to lawn with wooden shed and overlooking farm land

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating. Broadband & 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 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



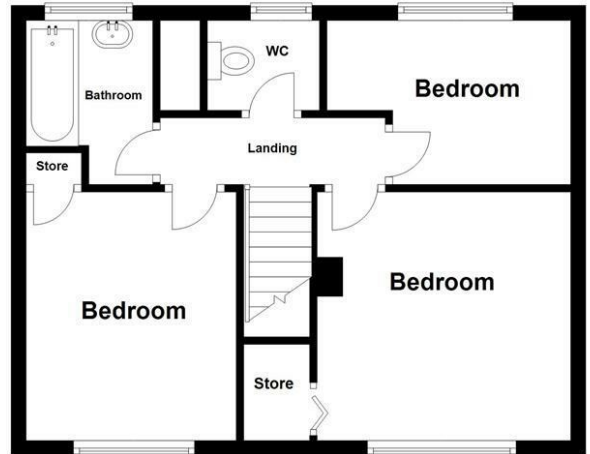
Ground Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)

Temple Mead

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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