



**Oliver
Minton**
Sales & Lettings

**18 Church Mead,
Roydon**

Essex CM19 5EY

Price Guide £385,000

CHAIN FREE & NO STAMP DUTY FOR FIRST TIME BUYERS

Set in a quiet location, just off Roydon High Street and pretty village green, this three bedroom 'mews style' end terrace property, has been recently refurbished with a brand new contemporary, high gloss kitchen, landscaped rear garden, new flooring and complete redecoration throughout. The house is fully double glazed with the benefit of gas fired central heating and is ready for a buyer to move straight in.

The accommodation in brief offers: enclosed entrance porch, dual aspect living/dining room, newly fitted kitchen two double bedrooms, a smaller third bedroom/study and shower room.

There is parking to the front of the property and a recently landscaped private rear garden.

The thriving commuter village of Roydon boasts day to day amenities including a 'Morrisons' convenience store/post office, primary school, well-used village hall, tennis courts and cricket field plus Roydon main-line railway station, set on the Stansted Express - Liverpool Street line. (Liverpool St. Approx. 33 minutes)
The house is also within minutes walk of two pubs/restaurants, river walks and Roydon Marina Village, with its coffee house and Indian cuisine restaurant/takeaway.



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Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed window to side and door opening to:

Living/Dining Room 5.28m max x 3.95m max (17'3" max x 12'11" max)

Light and bright room, being dual aspect, with double glazed window to the front and wide double doors to the rear opening to the garden. Stairs rising to the first floor. Granite hearth with space for electric or gas fire. Wood laminate floor. Two wall lights. Radiator. Door to:

Kitchen 5.30m x 1.72m (17'4" x 5'7")

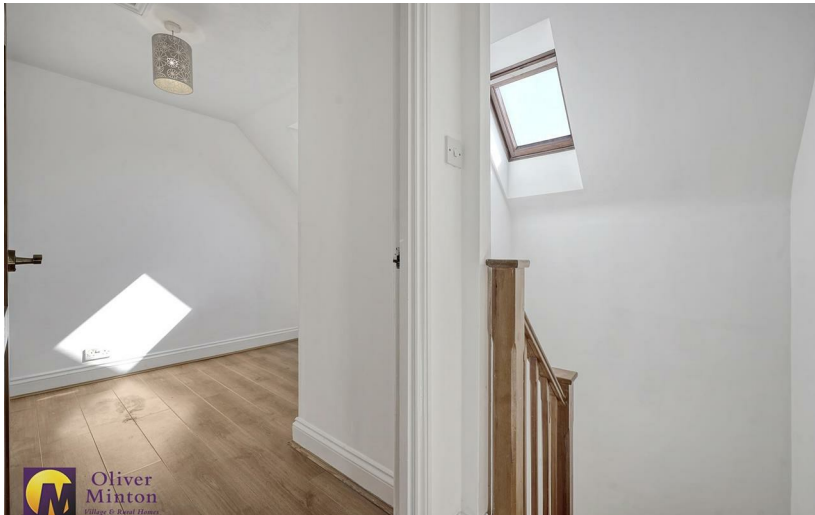
Newly fitted with a contemporary white gloss range of base, wall and glazed display units. Complementary worksurfaces over with tiled splashbacks. Inset stainless steel sink and drainer. Spaces for: washing machine, dishwasher, tall fridge/freezer and cooker. Brushed steel, illuminated extractor canopy fitted. Wall mounted 'Worcester' gas fired boiler. Breakfast bar area. Double glazed window to front and door opening to the rear garden.



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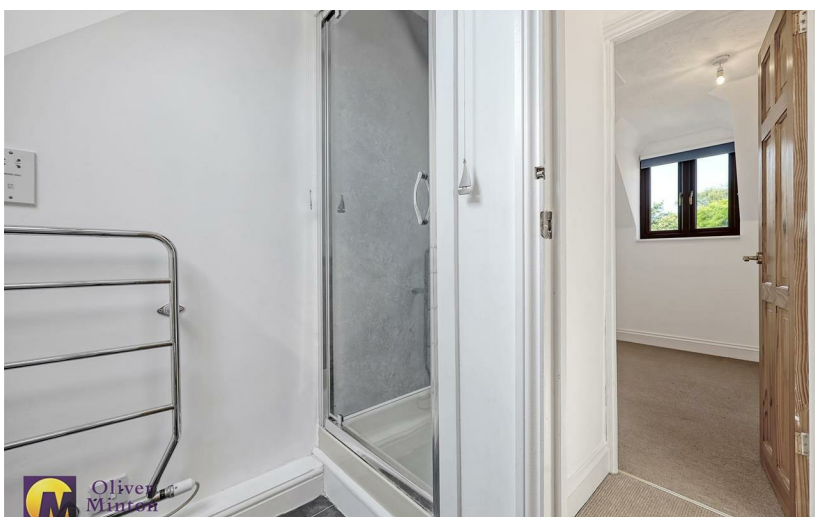
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First Floor

Landing with 'Velux' style window to rear allowing for plenty of natural light. Doors off to bedroom accommodation and shower room.

Bedroom One 3.96m max x 2.63m (12'11" max x 8'7")

Measured into wardrobes. Double glazed window to front plus further 'Velux' style window. Range of built-in wardrobe cupboards to one wall. Radiator.

Bedroom Two 2.29m x 2.42 into recess (7'6" x 7'11" into recess)

Double glazed window to rear. Radiator. Wood laminate floor.

Bedroom Three/Study 2.81m x 1.73m (9'2" x 5'8")

Double glazed window to front. Radiator.

Shower Room

Recessed shower cubicle with glazed screen. Low level W.C. Pedestal wash hand basin. Chrome heated towel rail plus additional radiator. Shaver point. 'Velux' style window.

Exterior

Small, open plan front garden area.

Parking

One parking space directly opposite the house.

Rear Garden

The private rear garden is fully enclosed by the way of close board fencing. It has been recently landscaped with a patio area to the immediate rear of the house with the remainder laid to lawn. There is a small lockable garden store.

Services

All mains services connected: Electricity, gas, main drainage.

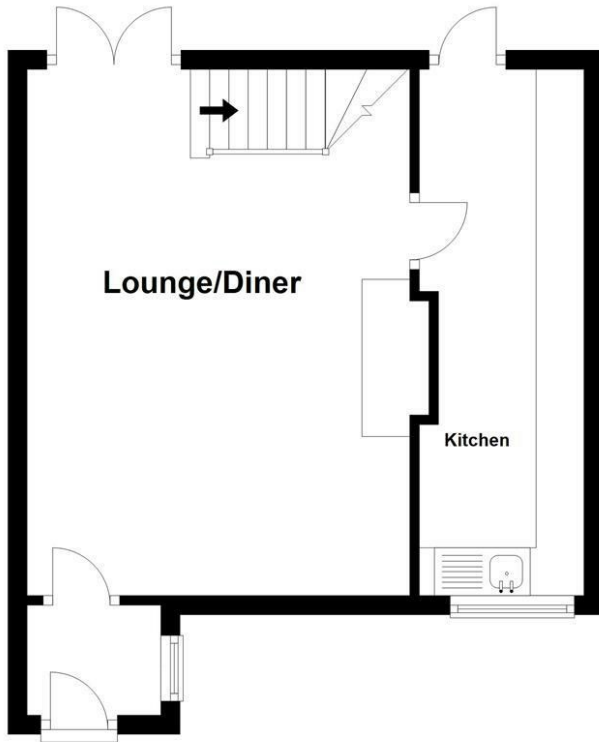
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

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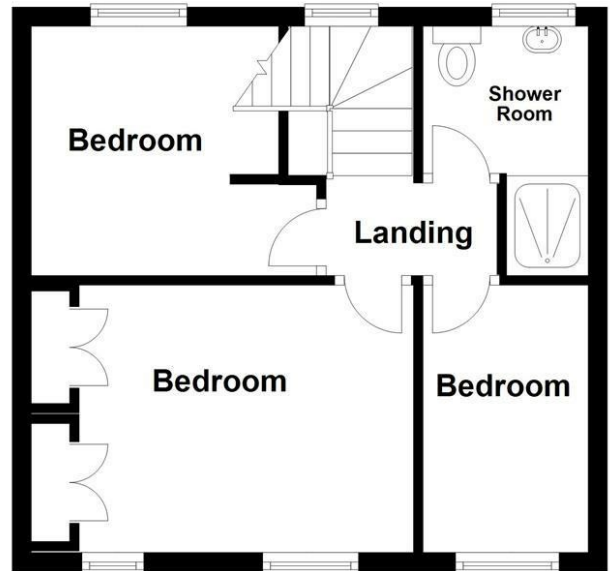
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

Church Mead

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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

01920 412600

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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