



**Oliver
Minton**
Sales & Lettings

**17 Little Brook Road,
Roydon**

CM19 5LR

Price Guide £935,000

A most attractive, detached family home located on a highly regarded no-through road in Roydon, a desirable commuter village on the Hertfordshire/Essex borders. The property offers substantial and versatile living accommodation of approximately 2000 sq. ft. and is set on a well-tended, generous plot.

This impeccably presented, executive property is the ideal purchase and a great layout for a growing family, with plenty of space and natural light throughout. The ground floor is designed with a spacious hallway linking most of the downstairs rooms. There is a large triple aspect living room that provides direct access to the rear garden and a separate dining room, open plan to a double glazed conservatory, which is a lovely space to dine. The kitchen/breakfast room has been recently re-fitted with a comprehensive range of modern wall, base and larder units, complemented by integrated appliances. A separate utility room, a study to the front of the house and a guest cloakroom/W.C complete this floor.

The staircase leads from the entrance hall to an impressive landing and from here you can access the five bedrooms. The principal bedroom includes fitted wardrobes and has a sumptuous en-suite bathroom. The four remaining bedrooms are served by a luxury family bathroom and there is an additional room on the first floor that could be utilised as a hobby room, study or a practical ironing room, the chosen use by the current owner.

Externally there is a double width garage, one side part converted into the living accommodation and a wide block paved drive, providing ample parking. The delightful walled rear garden offers a peaceful and secluded space with a lovely, wooded backdrop and benefits from the sunshine from early morning to late afternoon. The woodland behind is owned by the residents of Little Brook Road, meaning the already private garden can remain that way.



Location

Roydon is a charming and popular commuter village well located for the neighbouring towns of Epping and Harlow that offer a comprehensive range of shopping and leisure activities.

Local village amenities include: convenience store/post office, pharmacy, pubs/ restaurants and a village primary school. There is a cricket ground, tennis courts and plenty of open spaces and surrounding countryside for all ages to enjoy.

There are lovely walks to be enjoyed along the River Stort towpath and Roydon Marina Village, open all year with a coffee house on the marina and a restaurant serving Indian cuisine.

Approximate distance and journey times: Roydon station (Stansted Express Line): Liverpool Street 30 minutes, Cambridge 55 minutes. By road: Epping tube station 8 miles, Stansted airport 18 miles. The M11, M25 and the A10 are also within a comfortable distance for travel by road.

There are several well regarded state and private schools within easy reach: Haileybury 5 miles, St. Edmunds College 13 miles. Bishop's Stortford College 12.5 miles. (approx.)





The Property

Front door opening to:

Spacious Reception Hall

Staircase to first floor with attractive built-in under stairs storage cupboards and shelving. Engineered oak floor. Radiator.

Guest Cloakroom/W.C

Vanity wash hand basin with cupboard below. Low level W.C with concealed cistern. Radiator. Engineered oak floor. Extractor fan.

Study 3.06m x 1.97m (10'0" x 6'5")

Double glazed window to front. Radiator. Engineered oak floor.

Living Room 6.14m x 3.56m (20'1" x 11'8")

Lovely triple aspect room, full of natural light with double glazed windows to front and side aspects and full width patio doors opening to the rear garden. Marble fire surround and hearth housing remote control gas coal fire. Two radiators.

Open Plan Dining Room/Conservatory 5.45m x 3.53m (17'10" x 11'6")

Beautiful room with the open plan conservatory seamlessly flowing from the dining area to provide a light and bright space to dine or just sit and relax, whilst overlooking the secluded walled gardens.

Kitchen/ Breakfast Room 4.80m x 4.70m > 4.00m (15'8" x 15'5" > 13'1")

Recently fitted kitchen in cream offering clever storage solutions with larder units and integrated appliances that make this kitchen not only aesthetically pleasing, but most practical. Comprising of a quality range of base cupboards, drawers and matching wall cabinets with complementary work surfaces running throughout. Appliances include side-by-side tall fridge and freezer and dishwasher. Five ring range style cooker with brushed steel illuminated extractor canopy over. Inset stainless steel sink and drainer. Tiling to splash-back areas. Two vertical radiators. Space for table and chairs. Door to:

Utility Room 2.30m x 1.56m (7'6" x 5'1")

Fitted with matching wall and base units and worktops to kitchen. Inset sink and drainer. Tiled splash-backs. Space and plumbing for washing machine and tumble dryer. Tiled floor. Door to garage.

First Floor

Landing with door double glazed window to front. Door to airing cupboard housing 'Megaflow' hot water cylinder. Loft access hatch. Loft has pull down ladder and is boarded with power and light connected.

Principal Bedroom 4.25m x 2.80m (13'11" x 9'2")

Plus deep door recess. Double glazed window to rear. Twin recessed wardrobe cupboards. Radiator. Door to:





Luxury En-Suite Bathroom 3.96m x 2.35m (12'11" x 7'8")

Modern white suite: Tiled panel enclosed bath with over bath shower and glazed screen. Vanity wash hand basin and low level W.C with counter top and built-in storage. Wall mounted illuminated mirror. Chrome heated towel rail. Complemented tiling to walls and floor and under floor heating. Deep recessed area, ideal for storage or display shelving. Frosted double glazed window.

Bedroom Two 3.58m x 2.63m (11'8" x 8'7")

Double glazed window to rear. Radiator. Recessed double wardrobe cupboards.

Bedroom Three 3.57m x 2.77m (11'8" x 9'1")

Double glazed window to front. Radiator. Recessed double wardrobe cupboard.

Bedroom Four 2.78m x 2.43m (9'1" x 7'11")

Double glazed window to rear. Radiator.

Bedroom Five 2.77m x 2.60m (9'1" x 8'6")

The current owners choose to use this room as a study. Fitted with a range of built-in furniture to include desk, shelving and drawer units with under counter storage. Double glazed window to rear. Radiator.

Walk-In Linen Closet/Ironing Room 2.09m x 2.07m (6'10" x 6'9")

Double glazed window to front. Radiator.



Family Bathroom 3.09m x 2.30m (10'1" x 7'6")

Contemporary bathroom with tiled, panel enclosed bath with mixer tap and hand held shower attachment. Stand-alone shower cubicle with glazed screen. Vanity wash hand basin and low level W.C with counter top and built-in storage. Illuminated wall mounted mirror. Chrome heated towel rail. Door to linen cupboard. Complementary tiling to walls and floor. Frosted double glazed window.

Exterior

The front, there is a wide plot with block paved driveway providing ample parking that leads to the garage.



Garage 5.72m x 2.30m and 2.83m x 2.30m (18'9" x 7'6" and 9'3" x 7'6")

Twin up and over doors opening to an open plan area. One side of the garage has been converted to provide space for the utility room, with the remainder ideal for storage. The other side remains a full length garage space.

Rear Garden 16.76m x 10.67m (55' x 35')

There are two areas of garden which span the rear and side of the property. The rear garden is walled, with a York stone patio to the immediate rear and remainder laid to lawn. The garden is private and secluded with a lovely wooded backdrop.







Side Garden 15.24m (50')

A gravel pathway meanders from the front and around to the rear. Mainly laid to lawn with two attractive Silver Birch, a high degree of privacy is achieved by the way of natural planting. This is on a separate title with an option agreement in place with Cala Management Limited (the original developers) until March 2029 Please contact us for further details.

Services

All mains services connected. Gas, electricity, drainage and sewerage.
High speed broadband 'Gigaclear' FTTP (1gb)

Agents Note

There is a small annual service charge payable to the Little Brook Road Management Company. £130.00 per annum.

This covers the upkeep of any communal garden areas, grass cutting and tree maintenance etc. and providing salt for the road in winter.



MORTGAGE ADVICE

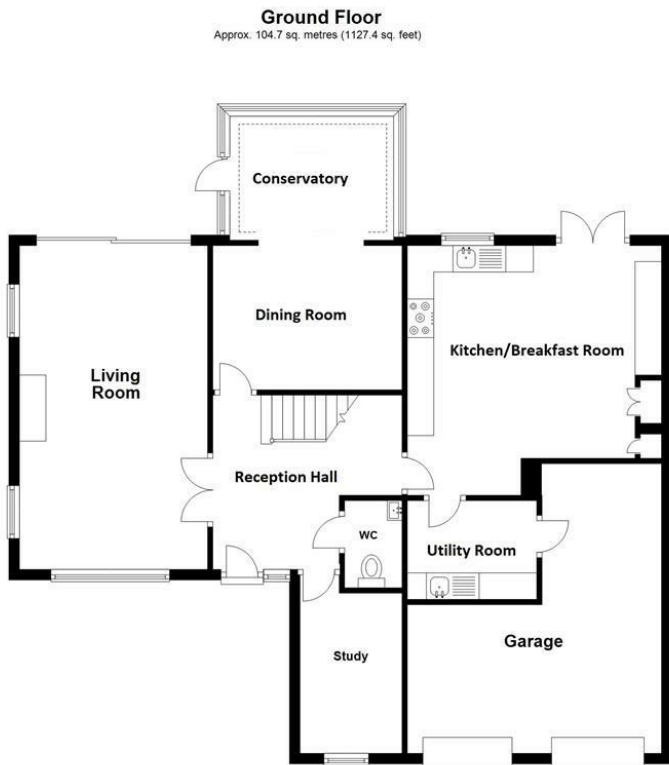
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Total area: approx. 194.8 sq. metres (2096.4 sq. feet)
Little Brook Road

Tenure: Freehold

Council Tax Band: G

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		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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