

**Oliver  
Minton**  
*Sales & Lettings*

**2a Hansells Mead,  
Roydon**

**Essex CM19 5HZ**

**Price Guide £565,000**

An individual, detached three-bedroom house that offers a perfect blend of contemporary design and comfort. Built in 2016, this light, bright modern home has been thoughtfully extended and altered by the current owner, where pride of ownership shines through.

The enhancements include a beautiful loft conversion, providing a principal bedroom with luxury en-suite facilities, a separate utility room adjacent to the kitchen, a detached garden room that offers a versatile space for home working, relaxation or entertainment and landscaped, wrap around gardens that not only offer low maintenance, but create a lovely private outdoor retreat.

The accommodation is arranged over three floors, with a spacious reception room, modern kitchen/dining room, separate utility room and guest cloakroom. To the first floor there are two generous bedrooms and a shower room. The whole of the top floor houses the principal bedroom suite, complete with Juliette balcony and a luxury en-suite bathroom. Ample driveway parking is available to the front of the house.

Convenience is key with village amenities close by that include: Morrisons store/post office, pharmacy, pub/ restaurants, church, playing fields/tennis courts, village primary school and a main-line station.

Roydon is a charming and popular commuter village, situated on the Hertfordshire/Essex border, well located for the neighbouring towns of Epping and Harlow that offer a comprehensive range of shopping, leisure activities and a further choice of stations.

Approximate distance and journey times: Roydon station (Stansted Express Line): Liverpool Street 33 minutes, Cambridge 55 minutes. By road: Epping tube station 8 miles, Stansted airport 18 miles. (approximately)

The M11, M25 and the A10 are also within a comfortable distance for travel by road.





## Accommodation

Front door opening to:

### Entrance Hall

Stairs rising to first floor. Glass insert to staircase allowing borrowed light from the living room. Good quality laminate flooring. Door to:

### Guest Cloakroom

Fitted with a white suite: Low level w.c. Vanity wash hand basin with cupboard below. Frosted double glazed window to front

### Living Room 5.52m max x 3.83m (18'1" max x 12'6")

Double glazed window to front. Deep open under stairs area. Good quality laminate flooring. Door through to:

### Kitchen/Dining Room 5.79m x 2.84m (18'11" x 9'3")

Lovely bright, dual aspect room. The kitchen area is fitted with a comprehensive range of cream coloured wall and base units with complementary wood block work surfaces over and tiled splash-backs. Inset one and a half bowl sink and drainer with mixer tap, with double glazed window above overlooking the garden. Free standing 'Baumatic' range style cooker with brushed steel splash-back. Matching wide, illuminated extractor canopy. Integrated fridge/freezer and dishwasher. Radiator. Good quality wood laminate flooring. The dining area has plenty of space for a table and chairs and has full width bi-folding doors opening to the garden.



### Utility Room 2.12m x 1.28m (6'11" x 4'2")

Counter top with space and plumbing beneath for washing machine and tumble dryer. Double glazed window to side aspect and door opening to the garden. Wall mounted 'Viessmann' gas fired combination boiler. 'Hive' central heating control.

### First Floor

Landing with glass balustrade. Stairs rising to second floor. Doors off to bedrooms two, three and shower room. Frosted double glazed window to side.

### Bedroom Two 4.30m max x 3.04m (14'1" max x 9'11")

Double glazed window to front. Radiator. Recessed mirror fronted wardrobe cupboards.







### **Bedroom Three 3.18m x 3.15m (10'5" x 10'4")**

Double glazed window to rear. Radiator. Wood laminate floor. Recessed mirror fronted wardrobe cupboards.

### **Shower Room**

Modern white suite: Double size walk-in shower with glazed screen and door. Low level w.c. Vanity wash hand basin with drawer unit below. Chrome heated towel rail. Double glazed, frosted window.

### **Second Floor**

Small landing with built-in cupboard. Door opening to:

### **Principal Bedroom 5.20m max x 3.02m (17'0" max x 9'10")**

Light and airy dual aspect room with twin 'Velux' style window to the front and wide bi-folding doors to the rear, opening to a Juliette balcony with glazed balustrade. Range of built-in wardrobe cupboards and further eaves storage. Door to:

### **Luxury En-Suite Bathroom 2.70m 2.15m (8'10" 7'0")**

Fitted with a contemporary suite: Free standing, deep oval bath with floor standing mixer tap and shower attachment. Shower cubicle with glazed screen and door. Low level w.c. with concealed cistern. Bowl sink set in granite counter top with drawer unit below. Chrome heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

### **Exterior**

To the front of the house there is a generous block paved driveway providing parking for several vehicles. Gated side access.

### **Gardens**

The beautiful wrap-around gardens extend to the rear and both sides of the property, with various different landscaped areas that include granite terraces, interspersed with attractive raised planting and built-in seating. To one side there is an area, laid to lawn. Fully enclosed, the gardens provide a secure and very private space to enjoy the outdoors. Outside water tap and electric sockets. Timber garden store and gated side access out to the front drive.

### **Detached Garden Room 2.82m x 2.23m (9'3" x 7'3")**

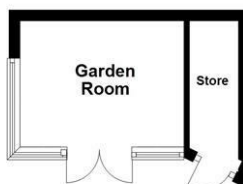
A great addition with floor to ceiling, double glazed windows to two sides and double doors opening to the garden. Power and light connected. A super space for use as a home office/hobby room or just the perfect place to relax and unwind, away from the main house.

### **Services**

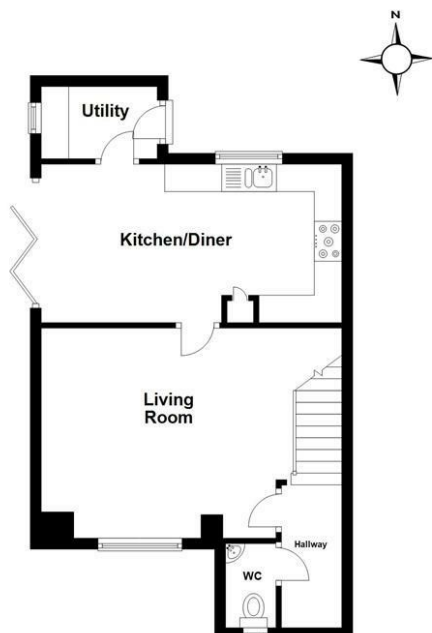
Mains water, drainage, electricity and gas. Gas central heating throughout. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



**Outbuilding**  
Approx. 9.4 sq. metres (100.9 sq. feet)



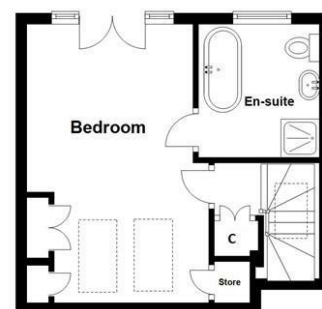
**Ground Floor**  
Approx. 43.9 sq. metres (473.0 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.1 sq. feet)



**Second Floor**  
Approx. 28.8 sq. metres (309.8 sq. feet)



Total area: approx. 120.0 sq. metres (1291.9 sq. feet)  
**Hansells Mead**

## 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

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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

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