



**Oliver
Minton**
Sales & Lettings

**2 Temple Farm Cottages
77 High Street, Roydon**

Essex CM19 5EE

Asking Price £599,995

An immaculate three bedroom semi-detached cottage in Roydon, beautifully presented throughout. Comprising of an open-plan kitchen / diner, living room, utility room, downstairs W/C, first floor bathroom and three appropriately sized bedrooms. The property also offers a large driveway and garden. The village primary school, free car park, the High Street shops and pubs and are all within easy walking distance, as is Roydon station, Stansted Express line, with mainline services to London Liverpool Street in as little as 33 minutes.





ACCOMMODATION

Front door opens to:

HALLWAY

Spacious light, bright hallway. Doors to Living Room, W/C and through to Kitchen / Diner.

LIVING ROOM 4.572 x 4.189 > 3.198 (14'11" x 13'8" > 10'5")

UPVC Window to front aspect and further UPVC window to side aspect. Spotlights to ceiling. Attractive brick fireplace. Space for plug-in fire. Potential to add log burning stove. Wooden flooring. Wooden / glazed door. High skirting boards. Chrome plug sockets. Electric meter cupboard. Fuse box.

DOWNSTAIRS W/C

Frosted UPVC window to side aspect. White bathroom suite consisting of vanity wash hand basin and toilet. Extractor fan. Tiled floor. Chrome ladder radiator.



KITCHEN / DINER 7.017 x 2.967 < 4.402 (23'0" x 9'8" < 14'5")

Tiled flooring. UPVC double-glazed window to side aspect and French doors to garden. Radiator. Spotlights to ceiling. Attractive kitchen with range of wall and base units. Tiled splashbacks. Wooden work top. Tiled walls. Ceramic "Rangemaster" sink. Integrated "Bosch" dishwasher. Space for fridge / freezer. Under stairs storage cupboard. Gas cooker with extractor fan above. Stairs to first floor.

UTILITY ROOM

UPVC double-glazed door to side aspect. Tiled walls. Space for washing machine. Extractor fan. "Ideal" combination boiler.



LANDING

Loft hatch. Recessed shelving and storage area. Doors to all rooms.

MAIN BEDROOM 4.218 x 3.228 (13'10" x 10'7")

UPVC double-glazed windows to front and side aspects. Radiator. Eaves storage and further cupboard. Sloped ceiling in parts.

BEDROOM TWO 3.742 x 3.029 (12'3" x 9'11")

UPVC double-glazed windows x 2. Radiator. Range of fitted wardrobes across one wall with shelving and hanging space.



BEDROOM THREE 2.705 > 2.094 x 1.574 > 1.296 (8'10" > 6'10" x 5'1" > 4'3")

UPVC double-glazed UPVC window to side aspect. Panelled feature wall. Radiator.

FAMILY BATHROOM

Consisting of a low level W/C. Panelled bath. Separate shower with rain fall shower head. Shaver point. Extractor fan. Spotlights to ceiling. Tiled flooring and walls. Chrome ladder radiator. Velux window.

GARDEN

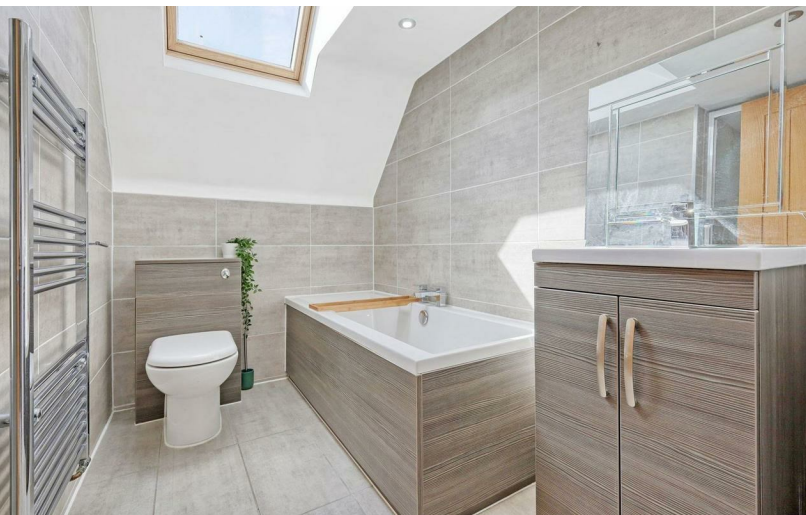
Westerly-facing. Mature planting and shrubs. Garden shed. Patio area and further shingle area for alfresco dining. Outdoor light and water tap. Side gate access to front.

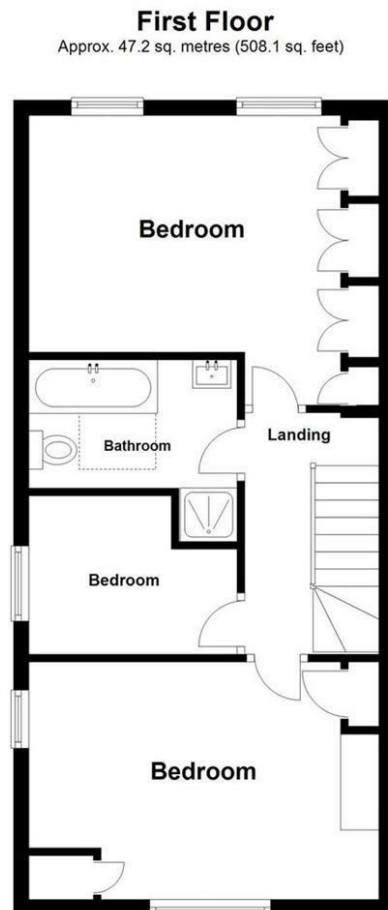
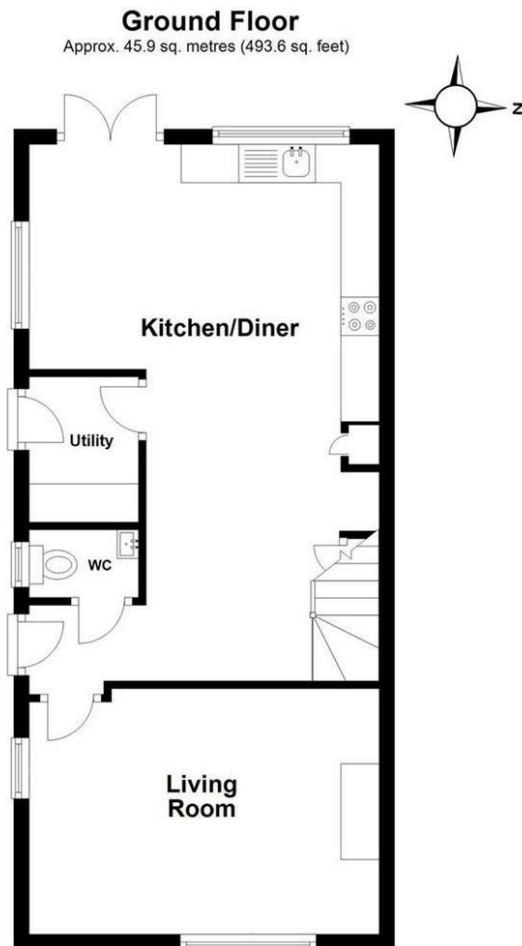
EXTERIOR

Shingle driveway with off-road parking for 2 / 3 vehicles. Pretty planted border.

SERVICES

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





Total area: approx. 93.1 sq. metres (1001.7 sq. feet)
High Street

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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