



**Oliver
Minton**
Sales & Lettings

**29 High Street,
Roydon, Essex**
Essex CM19 5EA
Price Guide £499,995

A rare opportunity to acquire a distinctive CHAIN FREE home in a prime central village location that sits within close proximity of amenities, including local shops, post office, two public houses, regarded primary school and main-line station serving London Liverpool Street. (Approx. 33 minutes)

Believed to date from the early 19th century, this characterful Grade II Listed property forms part of a terrace of former industrial cottages, that has a significant presence in Roydon's High Street scene. Set over three floors, the house gives little away from the outside, however the accommodation is both well-proportioned and impeccably presented. Having been in the same family ownership for around 40 years, the property has been carefully refurbished to provide a delightful and stylish turn-key home for an incoming buyer.





The Property

The accommodation is set over three floors and can be entered either by the front door or, for convenience, from the rear where the parking and garage is located.

There is Upvc double glazing to the rear elevation, whilst the original Crittall windows, with secondary glazing installed, remain to the front, defining the character of the building. Gas central heating via radiators feature throughout and there is a brand new kitchen, contemporary bathroom and guest cloakroom. Brand new carpets have been laid to the living/dining room, bedrooms and stair cases, whilst the kitchen, bathroom and utility areas have been tiled.

Accommodation

Living/Dining Room 6.97m x 3.85m (22'10" x 12'7")

The solid timber front door opens to a truly spacious open-plan living/dining room. From here a staircase takes you up to the first floor. Two radiators. Dual aspect windows to front and rear provide plenty of natural light.

Lobby

Rear lobby with Upvc double glazed door and sidelight opening to outside. Radiator. Tiled floor. Door to kitchen and door off to:

Guest Cloakroom/W.C

Modern suite comprising a low flush w.c, vanity wash hand basin with cupboard below, tiled floor and extractor fan.

Kitchen 3.65m x 2.14m (11'11" x 7'0")

The brand new kitchen has been fitted with a range of wall and base units with complementary granite worksurfaces and tiled splash-backs. Inset one and a half bowl stainless steel sink and drainer with mixer tap. There is a built-in electric oven/grill with five ring gas hob above and a brushed steel illuminated extractor canopy over. Spaces are open and ready for a tall fridge/freezer, washing machine and dishwasher. Concealed 'Worcester' gas fired condensing boiler. Built-in shelving. Tiled floor. Double glazed window to rear aspect.

First Floor

Landing with staircase continuing up to the second floor. Airing cupboard housing pre-lagged hot water cylinder. Radiator.

Bedroom 3.87m x 3.42m (12'8" x 11'2")

Secondary glazed window to front. Radiator. Double doors to recessed wardrobe cupboard.

Bedroom 2.86m x 2.08 (9'4" x 6'9")

Double glazed window to rear. Radiator. Recessed wardrobe cupboard.



Bathroom 2.17m x 2.13m (7'1" x 6'11")

Contemporary white suite: Panel enclosed bath with mixer tap and hand held attachment. Over bath shower with large shower head and glazed screen. Vanity wash hand basin with cupboard below and counter top. Low flush w.c. with concealed cistern. Heated towel rail. Part tiled walls and complementary floor tiles. 'Velux' style window.

Second Floor

Small landing with doors to top floor bedrooms.

Bedroom 3.39m x 3.87m (11'1" x 12'8")

Low level secondary glazed window to front. Radiator. Double doors to recessed wardrobe cupboard.



Bedroom 3.09m x 2.92m (10'1" x 9'6")

'Velux' style window to rear. Radiator. Recessed storage/shelving.

Exterior

The terrace of properties have an attractive facade, with wide archway for vehicular access to the rear of the building where the parking and garage can be found.

Rear Garden

The courtyard garden has been recently landscaped and designed for ease of maintenance, with a modern stone tiled patio, ideal for alfresco dining during the warmer months. Free standing bin store. A rear gate takes you out to the parking area, where there is a clearly marked, allocated parking space for No. 29.



Garage

The garage is situated en-bloc to the rear of the building. It is the last one, nearest the wall on the right hand side.

Services

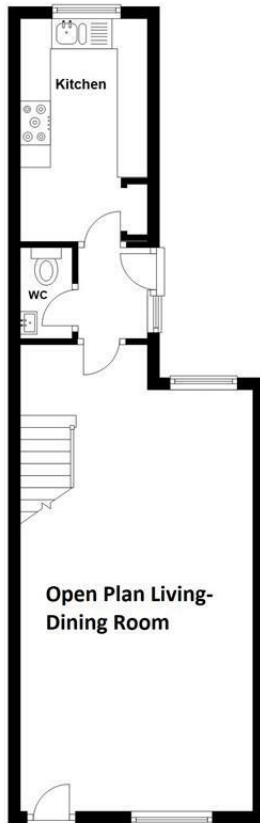
Mains services connected: Mains drainage, electricity and mains gas. Gas fired combination boiler for domestic hot water and radiators. Appliances untested. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note

The Residents Association run their own management company, Alphaquake Ltd. Each household contributes to the cost of maintaining and upkeeping the communal areas,. The cost is currently £30 per month. This pays for outside lighting, maintenance, gardening, C.C.T.V and any repairs, clearing of guttering etc. to the common areas.



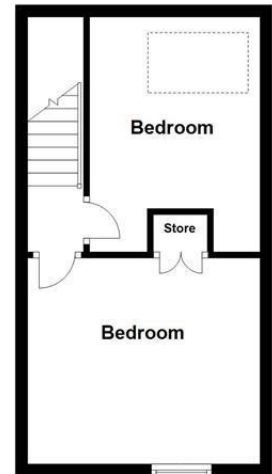
Ground Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.4 sq. feet)



Second Floor
Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx. 103.8 sq. metres (1117.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

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 822999. 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

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

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.