



**Oliver
Minton**
Sales & Lettings

**186 High Street,
Roydon**

CM19 5EQ

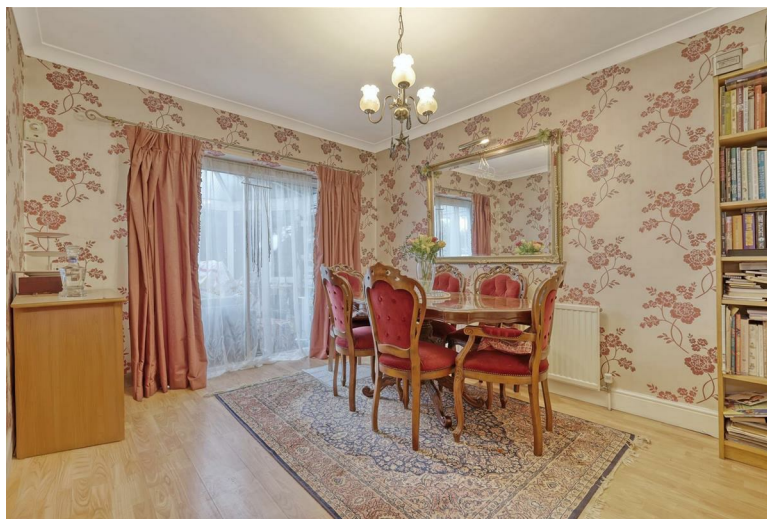
Price Guide £735,000

A spacious four bedroom detached family home situated a superb location, close to the heart of the village and just a few minutes walk from Roydon main line station. The property also has the rare benefit of fishing rights and mooring opportunities within a secure, gated residents private landing area and slipway on the River Stort.

The well presented accommodation comprises: Enclosed porch, living room, separate dining room, fitted kitchen, utility room, study and conservatory. there are four bedrooms and a family bathroom to the first floor. Boasting a generous frontage with a driveway for several vehicles, a secure, gated car port to the side and an enclosed rear garden.

Roydon is a thriving village on the Herts/Essex borders with a small Morrisons/post office, pharmacy, two public houses and village primary school.





Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed window to side. Wood laminate floor. Concealed radiator in covers. Recessed coats cupboard. Door to living room. Door to:

Guest Cloakroom

Low flush w.c. Wash hand basin. Heated towel rail. Tiled walls and floor. High level, frosted double glazed window.

Living Room 5.32m 3.85m (17'5" 12'7")

Double glazed bow window to front. Concealed radiator in cover. Wood laminate floor. Attractive built in shelving and useful storage to one wall. Door to:

Dining Room 3.81m x 3.05m (12'5" x 10'0")

Double glazed sliding patio doors opening to the conservatory. Wood laminate floor. Radiator. Stairs rising to first floor.



Conservatory 3.03m x 2.84m (9'11" x 9'3")

Of Upvc double glazed construction. Double doors opening to the garden.

Kitchen/Breakfast Room 5.00m x 2.83m (16'4" x 9'3")

Well fitted with a range of wall and base, larder and display units with complementary work surfaces over. Inset one and a half bowl sink and drainer. Tiled splash-backs. Space for range style cooker with brushed steel extractor canopy over. Space for dishwasher. Concealed radiator in cover. Two double glazed windows to rear aspect. Space for table and chairs. Archway through to:



Utility Room 2.53m x 2.43m (8'3" x 7'11")

Fitted Cupboards. Wash basin. Space for American style fridge/freezer and spaces and plumbing for washing machine and tumble dryer. Concealed, floor standing boiler. Upvc double glazed door to outside. Door to:

Study 2.63m x 2.59m (8'7" x 8'5")

Double glazed bow window to front. Wood laminate floor.

First Floor

Split level landing. Recessed airing cupboard. Double glazed window to side.



Bedroom One 4.93m x 2.98m (16'2" x 9'9")

Two double glazed windows to rear. Radiator. Range of built-in bedroom furniture to include a bank of wardrobe cupboards to one wall and matching dressing table and drawer units. (The owner advises that there is plumbing already in situ, should someone wish to sub-divide this room to create en-suite facilities)

Bedroom Two 4.40m x 3.09m (14'5" x 10'1")

Wide double glazed window to front. Radiator. Recessed double wardrobe cupboards to one wall. Wood laminate floor.



Bedroom Three 3.20m x 2.39m (10'5" x 7'10")

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

Bedroom Four 3.19m x 2.46m (10'5" x 8'0")

Double glazed window to front. Radiator.



Bathroom 2.97m x 2.42 (9'8" x 7'11")

Fitted with a modern four piece suite: Panel enclosed corner bath. Vanity wash hand basin with cupboards below. Low flush w.c. with concealed cistern. Shower cubicle with glazed screen and door. Chrome heated towel rail. Complementary tiling to walls and floor. Under floor heating. Double glazed frosted window.

Exterior

The property lays well back from the road and benefits from a large driveway with parking for several vehicles. More parking is available under the secure gated carport to the side of the property. The remainder of the front garden is laid to lawn with a variety of trees and shrubs

Carport

Security doors to front. Power points and outside water tap. Open to the rear garden

Rear Garden

To the immediate rear of the house is a paved patio area with the remainder of the garden laid to lawn with mature flower and shrub borders. Steps lead down to a further patio/seating area. A timber garden shed is to remain.

Ducketts Mead Residents Association

The Ducketts Mead Residents Association formed to provide for its members a mooring and slipway with ancillary facilities on land fronting the River Stort at Ducketts Mead with a private, 'residents only' secured gated access to the private landing and slipway. The Residents Association also hold the fishing rights along the stretch of river opposite the mooring. There is use of a communal garden with barbecue. The residence in the Association pay approx. £65 per year to cover the cost of insurance and gardening with an extra cost for mooring a boat, subject to availability.

Services

Mains services connected: Mains drainage, electricity and mains gas. Gas fired boiler for domestic hot water and radiators. Appliances untested.

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



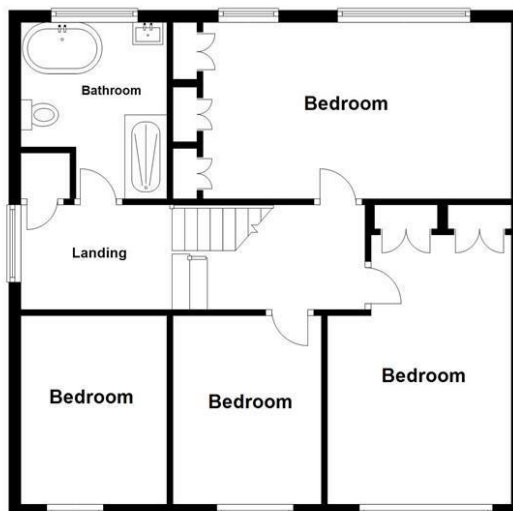
MORTGAGE ADVICE

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Ground Floor
Approx. 77.5 sq. metres (833.7 sq. feet)



First Floor
Approx. 66.0 sq. metres (710.6 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 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

Tenure: Freehold

Council Tax Band: F

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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