



**Oliver  
Minton**  
*Sales & Lettings*

**87 Parkfields,  
Roydon  
Essex CM19 5JA**

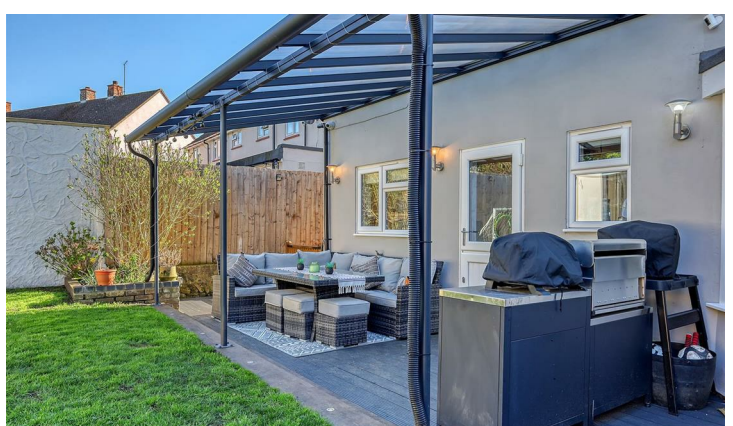
**Offers In The Region Of £620,000**

**\*\* MOTIVATED VENDOR \*\* PRICED TO SELL \*\* TURN-KEY PROPERTY \*\***

Situated in a mature, residential area, this four bedroom semi-detached family home has been carefully and meticulously upgraded by the current owners to provide a beautifully presented family home.

The well-proportioned living space benefits from double glazing, gas fired central heating, under floor heating to all ground floor rooms with floor tiles, a block paved drive with ample off-street parking and a generous, family friendly rear garden with a large outbuilding.

The accommodation in brief: Reception hall, guest cloakroom/w.c., living room, separate dining room, garden room/playroom, beautifully fitted kitchen/breakfast room with large, range style cooker and adjacent utility/larder. Upstairs, the main bedroom has a walk-in clothes closet and en-suite facilities and there are three further bedrooms served by the family bathroom.







### Location

The highly sought after commuter village of Roydon sits on the Herts/Essex border with a main line station is on the Stansted Express line and provides frequent service in to London Liverpool Street in approximately 33 minutes. The pretty High Street offers a small Morrison convenience store/post office, a pharmacy and a regarded JMI 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.

### Accommodation

Composite front door with glazed sidelights opening to:





## Hallway

Stairs rising to first floor. Radiator. Tiled floor with under floor heating.

## Living Room 4.38m x 4.26m (14'4" x 13'11")

Double glazed bow window to front with deep sill. Inset feature fireplace housing a realistic a gas coal fire. Two radiators.

## Kitchen/Breakfast Room 3.81m x 3.61m (12'5" x 11'10")

Beautifully fitted with a range of wall and base cabinets in a cream hue with wood block counter tops. Inset enamel sink and drainer with mixer and separate hot and cold water tap with filtered water. Attractive 'Rangemaster' range style cooker with a five ring hob, griddle plate, double oven/grill and proving drawer. Matching 'Rangemaster' brushed steel illuminated cooker hood above. Integrated wine cooler and dishwasher. Space for American style fridge freezer. Matching island/breakfast bar with over counter lighting and further storage, that comfortably seats two people. Tiled floor with under floor heating. Upvc double glazed 'stable door to garden.



## Utility Room/Larder

Fitted with work surface with space and plumbing under for washing machine and tumble dryer under. Fitted shelving. Tiled floor. Double glazed window to rear.

## Inner Lobby

With deep under stairs storage cupboard. Door to:

## Guest Cloakroom/W.C

Low flush w.c. Vanity wash hand basin with cupboard below. Tiled floor. Extractor fan.

## Formal Dining Room 5.14m x 3.68m (16'10" x 12'0")

Double glazed bay window to front. Radiator. Large storage cupboard and built-in low level cupboard. Double glazed door to:



## Playroom 4.81m x 2.12 (15'9" x 6'11")

Formerly a conservatory, this has been greatly improved. It now has a solid roof with a skylight window and under floor heating. There are Upvc double glazed windows and a door opening to the garden. This could be utilised differently depending on a buyer's needs.

## First Floor

Landing with loft access hatch.

## Principal Bedroom 3.99m x 3.48m (13'1" x 11'5")

Double glazed window to rear. Radiator. Door to walk in clothes closet and door to en-suite.

## Walk-In Clothes Closet

Power and light connected. Fitted with hanging rails, shelving and drawer units. Radiator.







### En-Suite Shower Room

Large walk-in shower cubicle with curve glazed screen. Vanity wash hand basin with drawer unit below. Low flush w.c. Wall mounted illuminated mirror. Shaver point. Chrome heated towel rail. Double glazed frosted window.

### Bedroom Two 4.37m x 2.88m (14'4" x 9'5")

Double glazed window to front. Radiator. recessed wardrobe/storage cupboard.

### Bedroom Three 3.19m x 3.02m (10'5" x 9'10")

Double glazed window to front. Radiator. Two recessed cupboards, one the airing cupboard housing pre lagged hot water cylinder.

### Bedroom Four 3.03m x 2.24m (9'11" x 7'4")

Double glazed frosted window to side. radiator. Deep over stairs storage cupboard.

### Bathroom

Fitted with a modern white suite: Panel enclosed shower bath with over bath shower and glazed screen. Vanity wash hand basin with drawer units below. low flush w.c. Chrome heated towel rail. Double glazed frosted window.

### Exterior

The front of the house benefits from plenty of off street, block paved parking. Gated side access to rear garden.

### Rear Garden

Attractive rear garden that is part walled and fully enclosed. To the immediate rear of the house there is a decked terrace, with inset LED lighting, covered by a modern, metal pergola with roof. Outside curtesy lighting. There is a second decked area at the far rear of the garden where you will also find a large, detached outbuilding, with power and light. The remainder of the garden is laid to lawn with raised beds. Gated side access.

### Services

All mains services connected. Underfloor heating to ground floor rooms that have tiled floors, with radiators to the remainder.

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









### Ground Floor

Approx. 80.3 sq. metres (864.9 sq. feet)



### First Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 145.4 sq. metres (1565.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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### Park Fields

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**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

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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>		<b>86</b>
(69-80) <b>C</b>	<b>68</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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