



**Oliver  
Minton**  
*Sales & Lettings*

**Nimba, Harlow Road,  
Roydon**

**Essex CM19 5HH**

**Price Guide £640,000**

Set within a generous plot and laying well back from the road this individual, non-estate, detached home is located in the sought after commuter village of Roydon, within comfortable distance of the village amenities including the High Street, primary school and main-line station (serving London Liverpool Street approx.33 minutes)

The property has been in the same ownership for many years and has been beautifully maintained by the current owners, both inside and out, with the lovely, mature gardens to both front and rear being testament to that. Gas fired central heating to radiators and double-glazing feature throughout.

This is a great opportunity for an incoming buyer, as there is still potential to alter/enlarge the house, subject to the usual planning permissions.

In brief the accommodation currently offers: Entrance hall, study, living room, dining room, kitchen and downstairs shower room.

Upstairs there are three bedrooms, a bathroom and separate W.C.

Externally to the front there is a beautiful garden measuring approximately 52ft in length. The driveway provides off-road parking and leads to an attached garage with electronically operated up and over door.

To the rear, the superb, mature garden measures approximately 150ft in length and is a real feature of the house, with a large terrace, lawns, mature trees and a variety of planting providing seasonal interest throughout the year.





### Accommodation

Front door opening to:

#### Reception Hall 2.60m x 1.83m (8'6" x 6'0")

Stairs rising to first floor. Tiled floor. Doors off to study, living room and study.

#### Study 2.92m x 2.25m (9'6" x 7'4")

Double glazed window to front. Radiator. Wood effect flooring.

#### Living Room 5.70m x 3.34m (18'8" x 10'11")

A lovely light and bright room with full width windows and door to the rear opening onto the garden. Fireplace in inset, realistic gas coal fire. Wood effect flooring. Double multi-pane door opening to:

#### Dining Room 3.38m x 3.00m (11'1" x 9'10")

Wide double glazed window to rear overlooking the garden. Radiator. Wood effect flooring.

#### Kitchen 3.18m x 2.48 (10'5" x 8'1")

Fitted with a range of wall and base units with roll edge work surfaces over. Tiled to splash-back areas. Inset sink and drainer. Space for cooker with extractor fan above. Spaces for dishwasher, washing machine and under counter fridge. Double glazed window to front aspect. Open archway through to:

#### Inner Lobby 2.25m x 1.64m (7'4" x 5'4")

Space for tall fridge freezer. Larder cupboard. Door to outside. Door to:







## Shower Room

Shower tray with mixer tap and hand held attachment. Pedestal wash hand basin. Low flush w.c.

## First Floor

The landing is particularly spacious with a double glazed window to rear. Door to eaves storage area. There is an area measuring 1.78m x 1.60m (5'10" x 5'2") that might lend itself to be partitioned off to create a nursery room or home office space should you wish to do so. Loft access hatch. The loft is boarded with a pull down ladder and has light connected.

## Bedroom One 4.08m x 3.40m (13'4" x 11'1")

Double glazed window to front. Radiator. Door to airing cupboard.

## Bedroom Two 4.05m x 2.87m (13'3" x 9'4")

Measured up to a range of built-in wardrobe cupboards to one wall with over head storage units. Counter top with vanity wash hand basin and built-in storage below.

## Bedroom Three 3.54m max x 3.44m >2.51m (11'7" max x 11'3" >8'2")

Irregular shape. Double glazed window to rear. Radiator. Door to storage cupboard.

## Bathroom

Panel enclosed bath with mixer tap and hand held attachment. Pedestal wash hand basin. Double glazed window to side. Tiling to walls and floor. Radiator.

## Separate W.C

Low flush w.c.. Tiled walls and floor. Double glazed frosted window.

## Exterior 15.85m (52')

The front garden is approximately 52ft in length and is beautifully tended and planted with an array of flowers and shrubs with a well tended lawn. A brick paved driveway provides parking and leads on to the garage.

## Garage 5.08m x 2.75 (16'7" x 9'0")

With electronically operated up and over door. Power and light connected. Window to rear. Gas meter and electrical consumer unit housed here.

## Rear Garden 45.72m in length ((approx) (150' in length ((approx))

The beautiful, private rear garden is an absolute delight, providing a peaceful setting for outdoor entertaining and relaxation on the large terrace to the immediate rear of the house. Steps lead down to lawn, with a central pathway that winds through the garden which is interspersed with raised flower beds, mature shrub borders and trees. Timber garden shed to remain.

## Services

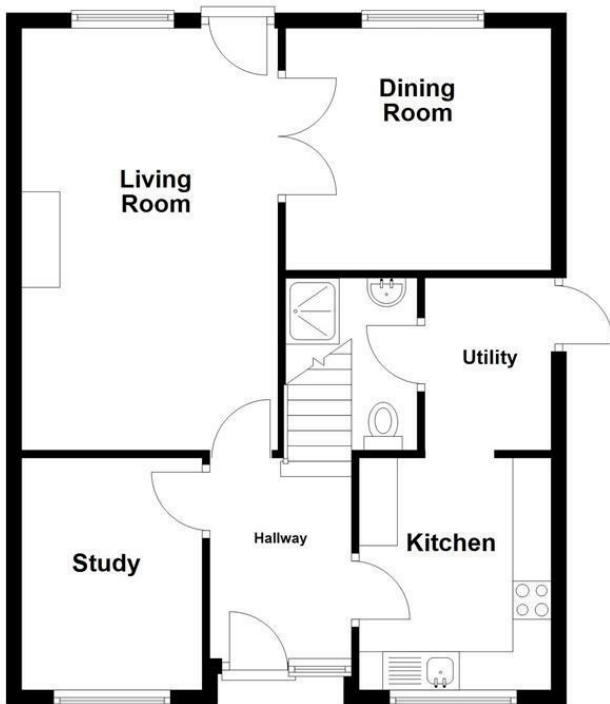
All mains services connected. Gas central heating to radiators.

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



## Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 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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**Nimba**

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**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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