



**Oliver
Minton**
Sales & Lettings

**3 Little Brook Road,
Roydon**

Essex CM19 5LR

Price Guide £749,000

A rare opportunity to purchase this four-bedroom detached house that has been in the same ownership for almost 30 years, since brand new. It is one of just two properties built in this style, located on this highly sought after executive development, tucked away in a small, private access road that offers peace and privacy.

The spacious accommodation has been very well maintained throughout and offers: Traditional reception hall, living room, which is open plan to the dining room, a generous kitchen/breakfast room, utility room and study/t.v room.

Upstairs there are four bedrooms, the principal bedroom having en-suite facilities, plus a family bathroom.

The exterior of the property features a generous driveway that accommodates parking for several vehicles, alongside a double garage. The tiered rear garden is a true highlight, with an array of mature planting providing interest and colour throughout the seasons.

The property is ideal for families seeking a safe and quiet location, whilst still being within comfortable distance of Roydon's amenities. There is a traditional village green, recreational ground and tennis club, a Morrisons Local/Post Office, Pharmacy, a regarded village primary school and main-line station. (London Liverpool Street in just over 30 minutes) There are two pubs in the village a variety of lovely restaurants and country pubs nearby, plus a visiting farmers market in the village hall, where you can also find various activities and clubs.



Accommodation

Front door with glazed sidelights opening to:

Reception Hall

Stairs rising to first floor. Radiator. Door to garage. Double doors to living room. Door to:

Guest Cloakroom

Low flush w.c. with concealed cistern. Vanity wash hand basin set on counter top with cupboard below. Tiled floor. Radiator.

Living Room 4.74m x 3.35m (15'6" x 10'11")

Lovely bright room with a large bay window to front. Fireplace with marble hearth and backplate housing realistic gas coal fire. Wood laminate flooring with inset rug. Open square arch to dining room. (This was originally double doors, which could easily be reinstated should a buyer wish to do so. The current owner has kept the doors)

Dining Room 3.55m x 3.35m (11'7" x 10'11")

Double glazed sliding patio doors opening to the garden. Radiator. Wood laminate flooring. Door to:



Kitchen/Breakfast Room 4.33m x 3.35m (14'2" x 10'11")

Fitted with a range of wall and base cabinets with complementary roll edge work surfaces over. Tiled splash backs. Inset one and a half bowl sink and drainer. Built-in dish washer, double oven/grill, four ring gas hob and extractor. Matching breakfast bar with storage below. Radiator. Double doors to a generous size larder cupboard. Door to:

Study/T.V Room 3.08m x 2.40m (10'1" x 7'10")

Double glazed sliding patio doors opening to the garden. Radiator.

Utility Room 2.40m x 1.55m (7'10" x 5'1")

Wall and base cabinets with inset stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted 'Vaillant' gas fired boiler. (Approximately 3 years old) Radiator. Door to side walkway.



First Floor

Landing with loft access hatch. Door to airing cupboard housing 'Megaflow' hot water cylinder. Radiator.

Bedroom 4.42m x 2.50m (14'6" x 8'2")

Double glazed window to front. Radiator. Range of built-in wardrobe cupboards with matching bedside cabinets and headboard.

Bedroom 4.82m x 2.65m (15'9" x 8'8")

Double glazed window to front. Radiator.



Bedroom 3.35m max x 2.68m x 2.72m (10'11" max x 8'9" x 8'11")

Double glazed window overlooking the lovely rear garden. Radiator.

Principal Bedroom 3.96m x 3.42m (12'11" x 11'2")

Double glazed window to rear. Two sets of double doors to recessed wardrobe cupboards. Range of fitted cabinets with drawers and storage. Radiator. Door to:

En-Suite Shower Room

Recessed shower cubicle with glazed door. Vanity wash hand basin set in counter top with storage below. Low flush w.c. with concealed cistern. Radiator. Double glazed frosted window.

Bathroom

Four piece suite: Panel enclosed bath. Shower cubicle with glazed door. Pedestal wash hand basin. Low flush w.c. Tiled walls. Radiator. Door to deep linen cupboard. Double glazed frosted window.





Exterior

There is a generous frontage to the house with attractive well tended gardens. A block paved drive provides parking for several vehicles which in turn leads to the double garage. There is gated side access leading round to the rear garden.

Double Garage 5.33m x 5.61m and 4.90m (17'5" x 18'4" and 16'0")

Twin sections, one slightly longer in length than the other. Two doors. Power and light connected.

Rear Garden

The garden is very private and not overlooked. To the immediate rear of the house there is a patio. Steps and retaining wall lead onto a beautifully planted, tiered garden, with an array of mature flowers and shrubs that provide interest and colour throughout the seasons. This could easily be changed by an incoming buyer if a different garden landscape was preferred.

Agents Note

The access to this house is via a small, private no-through road, with rights of way for just five neighbouring residences.

Services

All mains services connected. Gas central heating to radiators.

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



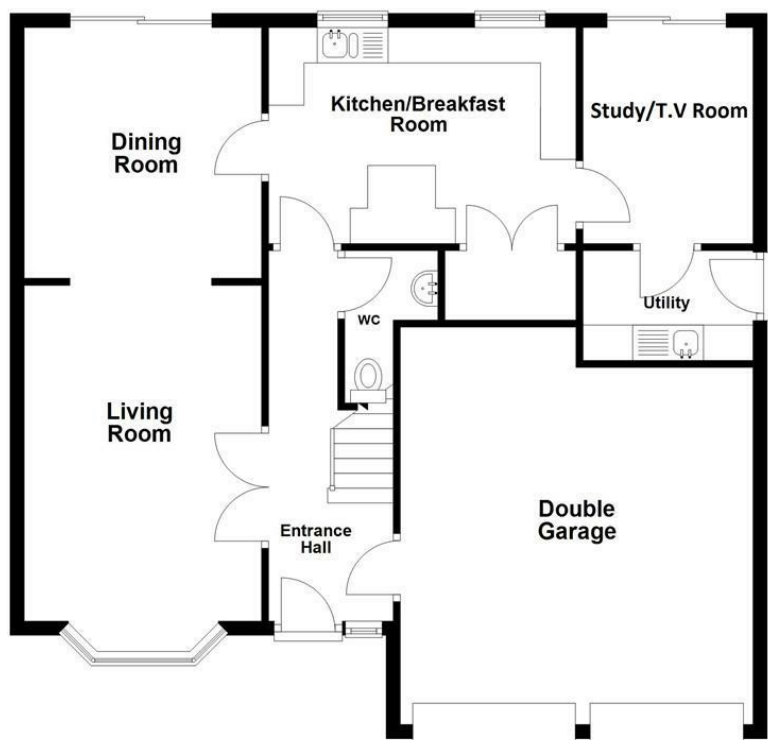


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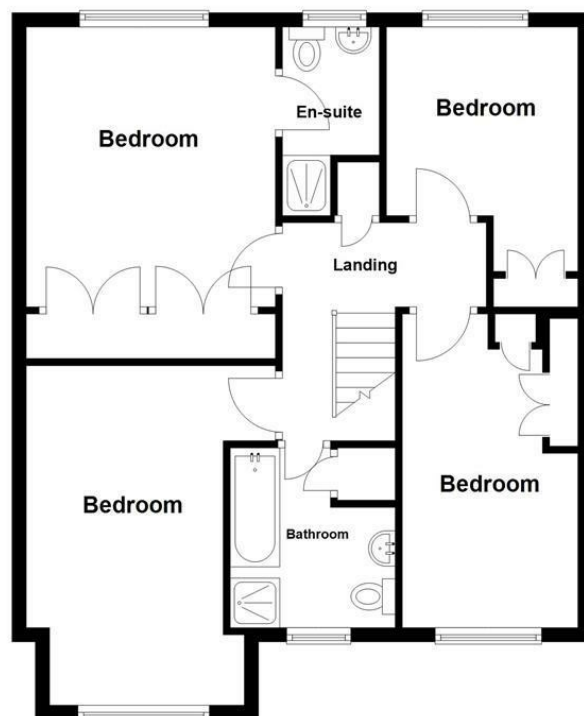
Ground Floor

Approx. 95.0 sq. metres (1022.3 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.5 sq. feet)



Total area: approx. 163.9 sq. metres (1763.9 sq. feet)

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Little Brook Road

Tenure: Freehold

Council Tax Band: G

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	71	82
(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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