



**Oliver  
Minton**  
*Sales & Lettings*

**25 Roydon Road,  
Stanstead Abbots**

**SG12 8HQ**

**Price Guide £465,000**

A WELL PRESENTED FAMILY HOME SITUATED WITHIN JUST A FEW MINUTES OF THE HIGH STREET, MAIN-LINE STATION AND REGARDED VILLAGE PRIMARY SCHOOL. THE LEA VALLEY REGIONAL PARK IS RIGHT ON THE DOORSTEP, TOGETHER WITH LOVELY WALKS ALONG THE RIVER LEE AND NEW RIVER TOWPATHS.

This three bedroom semi-detached house offers well-planned family accommodation which boasts a private, south facing garden with a wooded backdrop, off street parking and a single garage to the rear. The living accommodation in brief offers: Enclosed porch, living room, quality fitted kitchen/dining room with direct access to the garden, three bedrooms and a family bathroom.

St Margaret's station is a flat walk away and subsequently Ware, Broxbourne and Harlow stations, with regular commuter services to Tottenham Hale and London Liverpool Street are within a short drive. Harlow station (approximately 7 miles distant) provides an express service to Stansted Airport in approximately 20 minutes) Stanstead Abbots also provides excellent road access to the towns of Ware, Hertford and Harlow, offering extensive shopping and leisure facilities and the A10 provides easy access to London with junctions to both the M25 and M11 available.

Access to the Lea Valley Regional Park, perfect for walking, cycling, fishing and boating can be accessed via Marsh Lane, just a short walk away from the property.





### Accommodation

Front door opening to:

### Enclosed Entrance Porch

Double doors to cloaks cupboard. Door to:

### Living Room 4.39m max x 3.97m (14'4" max x 13'0")

Upvc double glazed window to front. Radiator in decorative cover. Deep under stairs area. Door through to:

### Kitchen Dining Room 4.37m x 3.30m (14'4" x 10'9")

Fitted with a range of quality wall, base and display units complemented by attractive granite work surfaces and up-risers. Inset one and a half bowl stainless steel sinks with Upvc double glazed window above overlooking the rear garden. . Built-in electric fan oven/grill. Five ring gas hob above with matching granite splash-back and illuminated brushed steel extractor canopy above. Built-in microwave oven and wine cooler. Tall fridge freezer and washer dryer are to remain. Tiled floor. Generous dining area with ample space for table and chairs and direct access out to the garden.







## First Floor

Landing with recessed storage/linen cupboard. Loft access hatch. Loft is part boarded with light and pull-down ladder. The loft also houses the combination gas fired boiler, fitted approximately a year ago.

### Bedroom One 3.53m x 2.50m (11'6" x 8'2")

Measured up to the range of fitted wardrobe cupboards to one wall. Upvc double glazed window to front. Radiator. Wood laminate floor.

### Bedroom Two 2.93m x 2.46m (9'7" x 8'0")

Measured up to the range of fitted wardrobe cupboards to one wall. Upvc double glazed window to rear with views over the garden and wooded area beyond. Radiator. Wood laminate floor.



### Bedroom Three 2.06m x 1.86m (6'9" x 6'1")

Plus deep recessed entry. Upvc double glazed window to front. Radiator. Deep over stairs cupboard. Wood laminate flooring.

### Bathroom 2.00m x 1.96m (6'6" x 6'5")

Fitted with a white suite: Tiled panel enclosed bath with over bath shower and concertina style glazed screen. Low level w.c with concealed cistern. Vanity wash hand basin with cupboard below. Wall mounted cupboard and mirror with curtesy lighting. Chrome heated towel rail. Walls mainly tiled and tiled floor. Extractor fan. Upvc double glazed frosted window.

## Exterior

The front of the house sits well back from the road with a garden laid to lawn and pathway to the front door. Gated side access leads through to the rear garden.

### South Facing Rear Garden

Private and fully enclosed rear garden that is not overlooked as there is a wooded backdrop behind the small service road. To the immediate rear of the house is a wide paved patio that has an automatic remote controlled awning that provides shade in the summer months. The awning fabric has recently been replaced. Outside water tap. The remainder of the garden is laid to lawn with mature borders. There is a second seating area to the far rear of the garden, ideal for a hot tub. A personal door leads into the garage and there is a gate that takes you out to the rear service road, providing vehicular access to the garage.

### Garage 5.19m x 2.62m (17'0" x 8'7")

Up and over door. Power and light connected. Parking space adjacent, with curtesy lighting.

## Services

Mains services connected: Electricity, gas central heating, mains drainage.

Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



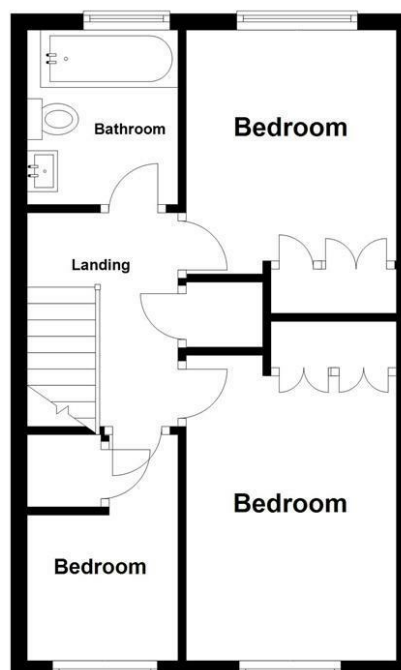
## Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.9 sq. feet)

**Roydon Road**

### 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 412600. 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:** D

**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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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