



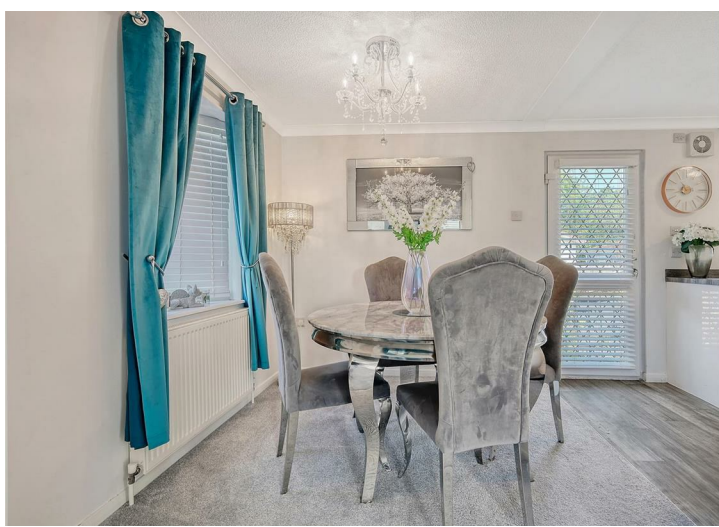
**Oliver  
Minton**  
*Sales & Lettings*

**39 Holy Acre,  
Roydon Mill Roydon  
Essex CM19 5ER  
£285,000**

A superb example of a detached 'Tindean Dolben' (36 x 20) park home set within the full residential area of Roydon Marina Village.

The current owner has maintained the property to an exceptional standard throughout, offering an incoming buyer the opportunity to move straight in with no work required.

'Holy Acre' is selected for the over 52's and this property benefits from its own private garden, Upvc double glazing throughout and LPG gas central heating to radiators.







### Roydon Marina Village

Roydon Marina Village is an exclusive development overlooking its own private 32 acre lake and marina, a popular boathouse café and Indian restaurant. 'Holy Acre' forms part of the full-time residency area on the complex.

The development is situated towards the northern end of the Lea Valley Regional Park which offers a wide range of outdoor pursuits, leisure facilities and lovely countryside.

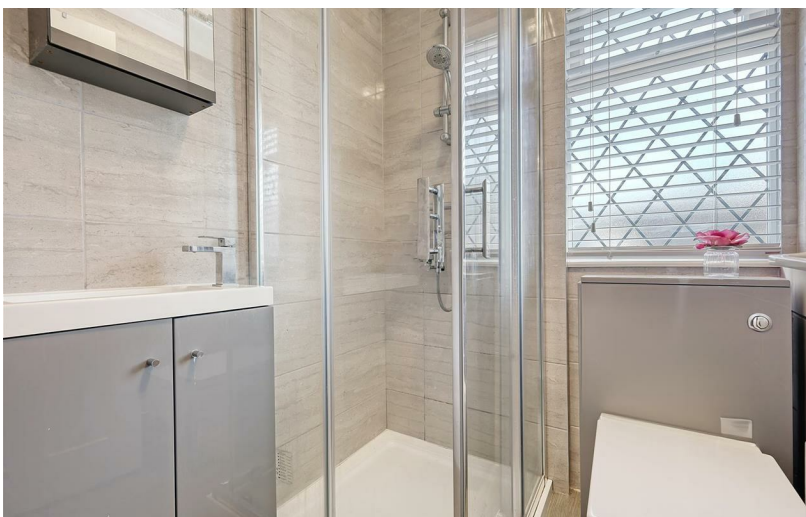
Perfectly position for those who love to be on the water, the development is set alongside the Lee and Stort Navigation, comprising some 40 miles of UK waterway. The property is conveniently located for access to Roydon High Street and station with Harlow Town being easily accessible for multiple shopping and leisure facilities.

Roydon main-line station, which is within easy walking distance, offers commuter services to London Liverpool Street, with links to Cambridge and Stansted Airport.

There are also excellent road links with the M11, M25 and A414 all within easy reach.







## The Home

This modern pre-owned detached park 'bungalow' is situated on an exclusive development within easy walking distance of Roydon Main-line Station and all village amenities. This beautifully presented home features a modern fitted kitchen and open plan dining area, a spacious, dual aspect living room, two double bedrooms, one with en-suite facilities and walk-in wardrobe and main bathroom. The exterior of the home has an open plan front garden and an enclosed, private rear garden that has been landscaped for ease of maintenance.

## Accommodation

Front door opening to:

## Hallway

Radiator. Doors off to living accommodation.

## Living Room 4.70m x 3.26m (15'5" x 10'8")

Lovely light and bright dual aspect room with large Upvc double glazed windows to front and side. Contemporary modern wall mounted electric fire. Two radiators. Wide Open square arch through to:

## Open Plan Kitchen/Dining Room 6.51m x 2.15 (21'4" x 7'0")

The kitchen is fitted with a modern range of high gloss wall and base units with complementary worksurfaces and up-risers. Inset circular stainless steel sink and drainer. Integrated fridge/freezer and dishwasher. Built-in electric oven/grill with ceramic hob above. Brushed steel illuminated extractor canopy over. Double glazed window and door to garden. The dining area has an oriel double glazed window to side and provides ample space for a dining table and chairs.

## Bedroom 2.76m x 2.44 (9'0" x 8'0")

Upvc double glazed window. Radiator. Door to walk-in wardrobe and en-suite shower room.

## Walk-In Wardrobe

With hanging rails and built-in shelving.

## En-Suite Shower Room

Modern suite: Low flush w.c. Vanity wash hand basin with cupboard below. Step in shower cubicle with glazed screen. Extractor fan. Fully tiled walls. Frosted double glazed window.

## Bedroom 2.98m x 2.76m (9'9" x 9'0")

Double glazed window to front. Radiator. Range of built-in bedroom furniture to include two wardrobes, over bed storage units and dressing table.

## Bathroom

Modern white suite: Panel enclosed bath with mixer tap and shower attachment. Low flush w.c. Vanity wash hand basin with cupboard below. Wall mounted mirrored cabinet. Chrome heated towel rail. Tiled walls.

## Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 65.1 sq. metres (700.7 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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## Holy acre

### Services

The property has mains electricity, water and drainage. Water bills are paid to the site and are metered. Hot water and central heating provided by LPG gas via boiler which we are advised is approximately 3 years old and regularly serviced.

### Charges

Service charges are currently £2802.12 per year.

### Agents Note

When buying a park home, you purchase the property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

**Tenure:** Non-traditional

**Council Tax Band:** A

**Viewing Arrangements:**

Strictly by appointment

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