



**Oliver  
Minton**  
*Sales & Lettings*

**Rose Cottage, Harlow Road,  
Roydon**

**CM19 5HE**

**Price Guide £720,000**

This attractive detached cottage comes from very humble origins that the current owners have dramatically transformed over the past twelve years into a stylish, individual, three double bedroom, two bathroom home, a far cry from the property's former life.

Carried out to the highest of standards, a lot of care and love has gone into making this residence into something that stands out from the crowd.

Beautifully appointed throughout, the accommodation briefly comprises: Traditional entrance hall, guest cloakroom/WC, large cloak cupboard, living/dining room with engineered oak floors as well as a log burning stove and bi-folding doors opening to the garden, a contemporary fitted kitchen/breakfast room with integrated appliances and a separate utility room.

The first floor comprises: Principal bedroom with a generous en-suite shower room, two further double bedrooms with fitted wardrobe cupboards and a family bathroom with a modern, four-piece suite.

Externally, the property benefits from ample driveway parking for four to five cars with ease. The secluded South facing rear garden has been meticulously landscaped and maintained to include a paved terrace, ideal for entertaining, a variety of mature planting, an attractive raised pond with waterfall and a large storage shed.

Situated within the sought after commuter village of Roydon, the property is located close to local amenities, the High Street and a regarded primary school. This property would be ideal for a variety of buyers, especially those looking for a delightful ready-made home with no work required!





## Accommodation

Front door opening to:

### Traditional Hallway

Stairs rising to first floor. Oak balustrade and engineered oak flooring. Door to cloaks cupboard with plenty of space for coats and shoes which also houses the 'Vaillant' gas fired combination boiler.

### Guest Cloakroom/W.C

Low level w.c. Vanity wash hand basin with cupboard below. Tiled floor. Frosted double glazed window to side.

### Living/ Dining room 6.56m > 5.16m x 3.53m (21'6" > 16'11" x 11'6")

Lovely room with bi-folding doors opening to the rear garden and windows to front and rear. Fireplace housing attractive wood burning stove. Engineered oak flooring. Deep under stairs storage cupboard. Door to utility room. Double doors opening to:

### Kitchen/Breakfast Room 6.23m x 2.71m (20'5" x 8'10")

Fitted with a range of contemporary high gloss wall and base units with quartz work surfaces and matching up-risers. Toughened glass splash-backs. Inset sink and drainer with double glazed window to the front aspect. Space for a wide fridge/freezer. Built-in 'Bosch' double oven/grill and further fan oven. Five ring gas hob with brushed steel and glass illuminated extractor canopy over. Integrated dishwasher. The dining area has plenty of space for a table and chairs or seating if preferred. Double door open to the garden terrace.

### Utility Room 3.19m x 2.24m (10'5" x 7'4")

Fitted with wall and base units with complementary work surface. Toughened glass splash-back. Spaces and plumbing for washing machine and tumble dryer. Double glazed window to rear and double doors opening to the rear garden.

### First Floor

Spacious landing with built-in storage cupboard. Loft hatch with pull down ladder. Loft is part boarded with light connected.

### Principal Bedroom 4.34m x 2.71m (14'2" x 8'10")

Double glazed window to front. Radiator. Built-in wardrobe cupboards. Quality wood effect flooring. Door to:







### En-Suite Shower Room

White suite: Vanity wash hand basin set in counter top with storage below. Low level w.c. with concealed cistern. Double size walk-in shower with glazed screen. Chrome heated towel rail. Complementary tiling to walls and floor.

### Bedroom 3.27m x 2.59m (10'8" x 8'5")

Double glazed window to front. Quality wood effect flooring. Recessed double wardrobe cupboards.

### Bedroom 3.18m x 2.68 (10'5" x 8'9")

Double glazed window to rear with views over the lovely garden. Quality wood effect flooring. Built-in wardrobe cupboards to one wall. Radiator.



### Bathroom 1.90m x 1.82m (6'2" x 5'11")

Modern white four piece suite: Tiled panel enclosed bath. Low level w.c. with concealed cistern. Floating vanity wash hand basin with drawer unit below. Bidet. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window to rear.

### Exterior

The front garden has been beautifully landscaped to incorporate parking for several vehicles. Gated side access leads through to the rear garden.



### Rear Garden

The rear of the house benefits from an electronically operated awning, great for use in the summer months. The meticulously tended south facing rear garden is private and secluded. To the immediate rear of the house is a large paved terrace with further seating areas and a lawn. Mature planting features throughout and there is a delightful raised pond with a trickling waterfall. There are also three well placed water taps and attractive curtesy lighting.

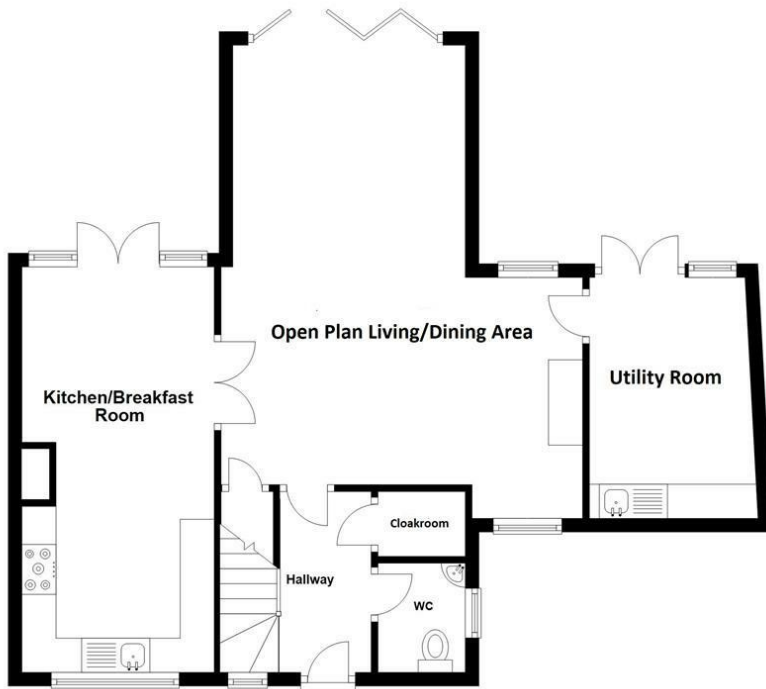
### Services

Mains services connected: Mains drainage, electricity and mains gas. Combination mains gas fired boiler. Under floor central heating throughout the ground floor. Thermostatically controlled radiators to 1st floor. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



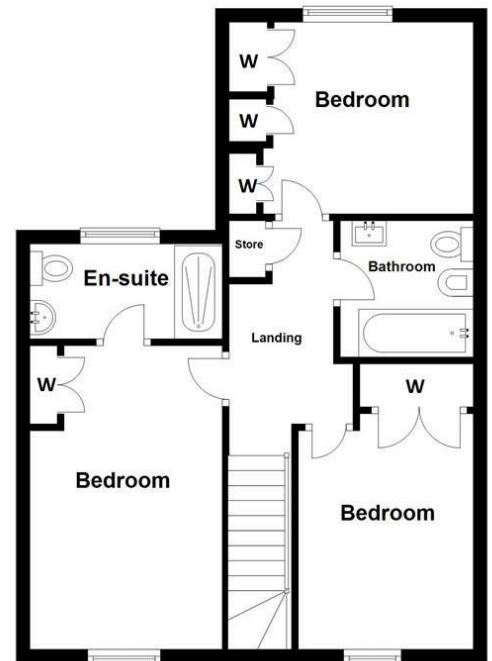
### Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



### First Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 115.0 sq. metres (1238.2 sq. feet)

### Rose Cottage

### 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:** C

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

**Email:** sales@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</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	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.