



**Oliver  
Minton**  
*Sales & Lettings*

**The Limes, Epping Road,  
Roydon**

**CM19 5HT**

**INFORMAL TENDER GUIDE PRICE £860,000**

**FOR SALE BY INFORMAL TENDER –**

Attractive, four bedroom Edwardian family home set in a large mature plot of around 0.22 acres with a large, detached double garage in the highly sought after commuter village of Roydon.

**TENDER DEADLINE:**

Offers to be submitted in writing by 12 noon on Monday June 23rd 2025

**SUBMISSION:**

All offers must be submitted into our office or via email marked "Informal Tender Offer For 'The Limes, Epping Road, Roydon CM19 5HT."

**VIEWINGS:**

Interested parties can view the property by appointment. Please contact Oliver Minton Estate Agents on 01920 412600 or email [sales@oliverminton.com](mailto:sales@oliverminton.com)

For a copy of the terms and conditions, please contact our office and we will be happy to email you a copy.





## LOCATION

Roydon is a highly sought after commuter village set on the Hertfordshire/Essex border which boasts plenty of village amenities. The pretty village green is bordered by attractive period homes and a small High Street runs through the village, offering a convenience store/post office, chemist, two pubs/restaurants, a regarded Primary School and a main-line station. There is also a well-used village hall, recreation field and tennis club, open countryside on your doorstep and beautiful walks along the River Stort towpath.

The property is ideally located, within comfortable distance of Roydon train station serving London Liverpool Street in approximately 33 minutes and Stratford in around 40 minutes. Services to Tottenham Hale can take as little as 16 minutes providing a fast connection to the Victoria Line Underground. Services to Bishops Stortford for connections to London Stansted Airport take around 18 minutes and an hourly service to Cambridge takes approximately 55 minutes.





## THE PROPERTY

An exceptional opportunity to acquire this stunning, Edwardian semi-detached family home situated in the highly sought after village of Roydon, recently voted the best commuter village in 'The Telegraph'.

The property has been in the same family ownership since the 1970's and retains some features of the period such as high ceilings, sash windows, original doors and some coving/cornice. The property requires some updating and modernisation throughout, however the house has been maintained and although dated, is offered in a good liveable state.

Having never been extended as far as we are aware, there is huge potential to alter and enlarge this fabulous house, subject to the usual planning consents.

The ground floor features a traditional reception hall, spacious living room, formal dining room, kitchen, rear lobby and shower room. The first floor has three double bedrooms and family bathroom.

The second offers a further bedroom with a deep eaves storage area.

The generous gardens are a wonderful feature, offering a great space and plenty of privacy. Mainly laid to lawn with mature planting and trees, the garden will continue to be tended until the property is sold.

## ACCOMMODATION

Open entrance porch giving access to original front door.

## RECEPTION HALL

Traditional hall with stairs rising to first floor. Radiator.

## LIVING ROOM 7.08m x 3.67m (23'2" x 12'0")

Beautiful dual aspect room with sash window to the front and double doors opening to the rear garden. Two radiators. Fireplace housing modern electric suite.

## DINING ROOM 3.60m x 3.40m (11'9" x 11'1")

Sash window to side aspect. Radiator. Door to:

## KITCHEN 4.27m x 3.40m (14'0" x 11'1")

Fitted with wall and base units. Work surfaces over. Inset sink and drainer. Spaces for appliances. Floor standing 'Baxi' gas fired boiler. Tiled floor. Door to:





## REAR LOBBY

Door to garden and door to:

## SHOWER ROOM 1.96m x 1.64m (6'5" x 5'4")

Low flush w.c. Wall mounted wash hand basin. Corner shower tray. Tiled floor. Window to rear.

## FIRST FLOOR

Split level landing and stairs rising to second floor. Radiator.

## BEDROOM 5.24m x 3.28 (17'2" x 10'9")

Two sash window to front. Radiator. Built-in wardrobe cupboards to one wall.

## BEDROOM 3.68m x 3.51m (12'0" x 11'6")

Sash window to rear. Radiator.

## BEDROOM 3.33m x 2.86m (10'11" x 9'4")

Sash window to rear. Radiator. Airing cupboard housing hot water cylinder.

## BATHROOM

Panel enclosed bath. Pedestal wash hand basin. Low flush w.c. Bidet. Frosted sash window.

## SECOND FLOOR

Landing with roof skylight allowing natural light. Door to:

## BEDROOM 4.51m x 3.31m (14'9" x 10'10")

Twin sash windows providing some lovely views over the surround area. Deep eaves storage cupboard.

## EXTERIOR

Wide frontage with driveway parking for several vehicles.

## DOUBLE GARAGE 6.65m x 5.78m >3.50 (21'9" x 18'11" >11'5")

Incorporating a garden storage area. Twin up and over doors. Power and light connected. Eaves storage area. Personal rear door into garden.

## REAR GARDEN

The generous rear gardens is a stand-out feature, providing a wonderful balance of privacy and fabulous outdoor space for all the family.

## SERVICES

All main services connected. Gas central heating via radiators.

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









## 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 822999. 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:** F

**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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	34	
(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.