









Rosslyn, Tylers Road, Roydon CM19 5LJ

Price Guide £680,000

A beautifully presented and stylish single storey residence that is situated in a semi-rural location, enjoying lovely views over open fields to the rear. Occupying a wide plot, the property benefits from secure gated access and ample driveway parking.

This can be a chain free transaction, offering a buyer the peace of mind of no upward chain involvement.

Believed to date circa. 1950's, the property benefits from high ceilings, original doors, gas central heating, majority Upvc double glazing throughout and low maintenance Upvc soffits and fascias.

The accommodation in brief offers: Enclosed porch, reception hall, spacious living room, large study/ bedroom three, sleek and modern kitchen/breakfast room, full width garden room/dining room, principal bedroom with fully fitted dressing room, a further double bedroom and a luxury bathroom with stand-alone tub and separate shower.

Roydon Hamlet is conveniently located being within short driving distance of Roydon village and train station (London Liverpool St. approximately 33 minutes) and a number of neighbouring towns to include including Epping (central line) and Hoddesdon, Broxbourne and Harlow, all offering a variety of shopping facilities together with a choice of main-line railway stations providing fast and frequent services into London Liverpool Street.







Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed window to side and multi-pane door opening to the hallway with doors off to all rooms.

Living Room 6.30m x 3.24 overall (20'8" x 10'7" overall)

Wide double glazed bow window to front. Contemporary wall mounted electric fire. Open plan and steps down to inner hall with window to side and a radiator. Door opening to:

Bedroom Three/Study 4.65m x 2.45m (15'3" x 8'0")

Two double glazed windows to side. Radiator.

Kitchen/Breakfast Room 6.00m x 2.94m (19'8" x 9'7")

Fitted with a range of contemporary wall and base units with complementary granite worksurfaces and uprisers. Built-in 'AEG' oven/grill and microwave. Matching five ring gas hob with glass splash-back and brushed steel extractor canpy over. Concealed re-cycling bins and spaces behind doors for washing machine and tumble dryer. Space for American style fridge freezer. Large island with inset sink and upstand tap. Integrated dishwasher, pan drawers and storage cupboards. Concealed 'Vaillant' gas fired boiler. Tiled floor. Chrome vertical radiator. Double glazed window to side aspect. Two openings giving access to the garden room.









Garden Room 5.68m x 2.94m (18'7" x 9'7")

Lovely addition giving views over the garden and open fields beyond. Upvc double glazing to two sides and double doors to garden. Twin ceiling fan lights. Radiator.

Principal Bedroom

Open plan but a clear sub-division between the dressing room and bedroom area.

Dressing Room 3.40m x 2.54m (11'1" x 8'3")

Fitted with a comprehensive range of wardrobe cupboards to one wall. Matching dressing table unit. Radiator. Open plan to:

Bedroom Area 2.54m x 2.79m (8'3" x 9'1")

Wide double glazed window to rear aspect overlooking the garden and open field beyond. Radiator.

Bedroom Two 3.53m x 2.88m (11'6" x 9'5")

Double glazed window to front. Brick fireplace and hearth. Radiator. Built-in wardrobe cupboards to both alcoves.

Luxury Bathroom 5.15m x 2.14m (16'10" x 7'0")

Beautifully fitted with a stand alone ball and claw bath tub with mixer tap and hand held attachment. Independent walk-in shower with glazed screen. Twin bowl sink set on countertop with storage below. Low level w.c. Full complementary tiling to walls and floor. Frosted double glazed window. Loft access hatch.

Exterior

The property is approached via electronically operated wrought iron gates that lead to a generous drive and parking area for several vehicles. Gated access to side.

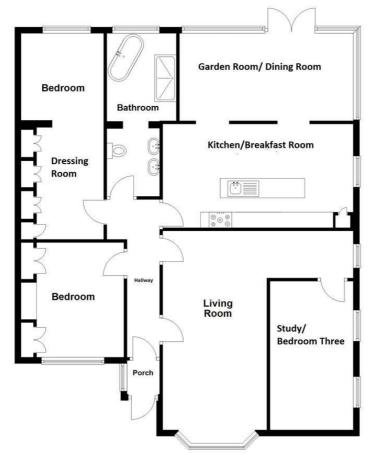
Rear Garden

Private and offering a high degree of privacy, the garden backs an open field and a wide plot. There is a paved patio to the immediate rear with the remainder laid to lawn with mature borders.

Services

Mains services connected: Mains water, drainage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk

Ground Floor Approx. 125.9 sq. metres (1354.8 sq. feet)



Total area: approx. 125.9 sq. metres (1354.8 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.

© @modephotouk | www.modephoto.co.uk Plan produced using PlanUp.□

Tylers 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 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: D

Viewing Arrangements:

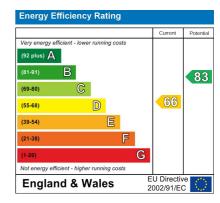
Strictly by appointment

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

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com



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.