



**Oliver
Minton**
Sales & Lettings

**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 canopy 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)

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Tylers Road

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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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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