



**Oliver
Minton**
Sales & Lettings

**3 Kingsmead Close,
Roydon**

CM19 5JE

Price Guide £850,000

VENDOR SUITED... A spacious, extended, four bedroom semi-detached house located in the picturesque village of Roydon, which sits just on the Hertfordshire/Essex border.

This beautifully presented family home is conveniently situated, within comfortable proximity of the village amenities, including the High Street, primary school and main-line station.

Approaching a quarter of an acre plot, widening to the rear, the property is tucked away in a close shared by just seven other properties, with the rear garden overlooking and giving access to the park/ recreation grounds and tennis courts behind.

The current owners have carefully maintained and thoughtfully extended the property during their 20 year ownership, offering a buyer a delightful ready-made home.

Roydon is a lovely place to live and has recently been voted the top commuter town/village by the Telegraph newspaper.

There is a regarded primary school, Morrisons convenience store/post office, a pharmacy and two village pubs/restaurants. The village hall hosts a farmers market every second Saturday in the month and various other events and clubs.

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.



The Property

Inside, the accommodation begins with a traditional and welcoming entrance hall. The ground floor accommodation all leads off from here.

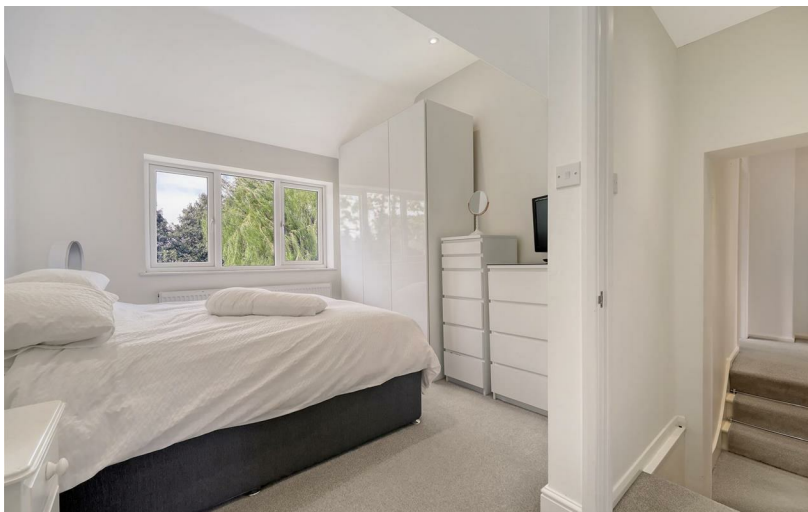
The living room to the right of the hall is bright and spacious, with a feature fireplace and shutter blinds to the front aspect window.

To the other side of the hall is another front aspect reception room, which is off-set and open plan, flowing seamlessly into the superb kitchen/dining room.

The dining area has plenty of space for a large table and chairs, ideal for entertaining, or just relaxed family dining. Wide bi-folding doors open up to the terrace and rear garden from here.

The spacious kitchen area is fitted with a modern range of base and wall units, complemented by Quartz work surfaces and up-risers. All appliances are built-in or integrated, creating a stylish yet practical space for the keenest of cooks.

Upstairs, there are four well-proportioned bedrooms, three served by the four piece family bathroom, with the principal suite having its own en-suite facilities.



Exterior

The rear garden is a true highlight – offering privacy and seclusion by way of natural planting with gated access out to the recreation ground and tennis courts. A large detached timber summer house, with power and broadband connected, offers versatility and space for several uses. Adjacent to the house there is a brick studio/home office, once again that could be utilised in several ways.

A block paved drive to the front of the house provides parking for several vehicles.

Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Under stairs cupboard. Radiator. Tiled floor.

Guest Cloakroom

Mid-flush w.c. Wash hand basin. Chrome heated towel rail. Tiled floor.

Living Room 4.13m x 3.73m (13'6" x 12'2")

Wide double glazed window to front with fitted shutter blind. Limestone fire surround with granite hearth housing electric fire suite. Built-in cupboards, shelving and wine racks to alcoves. Radiator. Quality wood laminate flooring.

Family Room 4.28m x 2.94m (14'0" x 9'7")

Double glazed window to front with fitted shutter blind. Radiator. Open plan to:

Kitchen/Dining Room 10.20m x 3.25m (33'5" x 10'7")

Fabulous space that spans the full width of the house. The comprehensively fitted kitchen has a superb range of modern wall and base cabinets complemented by Quartz worktops and up-risers. Inset double size sink with shower style mixer tap. Built-in 'Bosch' oven/grill and separate microwave oven/grill with warming drawer. Large peninsular island with induction hob and contemporary 'Pearl' matt white, illuminated hanging extractor hood over. Large overhang to incorporate a breakfast bar area comfortably seating three or four for informal dining. Other integrated appliances include: larder fridge and separate freezer, dishwasher, wine fridge, washing machine and tumble dryer. Tiled floor throughout. Two wide double glazed windows overlook the garden. The dining area has ample space for a large dining table and has wide bi-folding doors opening to the terrace.

First Floor

Split level landing. Door to linen cupboard. Loft access hatch. Loft is part boarded with light connected and pull down ladder. The 'Ideal Logic' combination gas fired boiler is also housed here.



Principal Bedroom 5.46m x 3.04m max (17'10" x 9'11" max)

Double glazed window to rear aspect overlooking the garden and park beyond. Part vaulted ceiling. Radiator. Built-in wardrobe cupboard with sliding doors. Door to:

En-Suite Shower Room

Large step in shower cubicle with glazed sling door. Low level flush w.c. Vanity wash hand basin with drawer unit below. Chrome heated towel rail. Large wall mounted mirrored bathroom cabinet. Double glazed window with fitted shutter blind.

Bedroom 4.37m x 3.20m (14'4" x 10'5")

Double glazed window to rear. Radiator. Quality wood laminate flooring.



Bedroom 3.26m x 3.06m (10'8" x 10'0")

Double glazed window to front with fitted shutter blind. Radiator. Wood laminate flooring.

Bedroom 3.24m x 2.90m (10'7" x 9'6")

Double glazed window to rear. Radiator.

Family Bathroom

Fitted with a modern four piece suite: Tiled panel enclosed bath. Low level flush w.c. Wash hand basin. Separate shower cubicle with glazed screen. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed window with fitted shutter blind.

Outside

The property benefits from a good size block paved driveway providing parking for several vehicles.



Rear Garden

A wonderful, family friendly rear garden that has gated access out to the recreation park and tennis courts. Mature planting provides a good degree of privacy. To the immediate rear of the house there is a full width terrace, a great space for outside entertaining. Steps lead down to the remainder of the garden which is predominantly laid to lawn. There is an outside water tap, power points and curtesy lighting.

Studio/Home Office 3.96m max x 2.81m max (12'11" max x 9'2" max)

Narrowing to one end. Useful brick built outbuilding with power and light connected, Double glazed door gives access from the rear garden



Timber Summer House 5.58m x 4.67m (18'3" x 15'3")

Located to the rear of the garden, this is an excellent addition that can be utilised in several ways, depending on a buyers needs. Vaulted ceiling and double doors opening to the garden. Power, light and broadband connected.

Services

All mains services connected. Gas fired combination boiler serving domestic hot water and heating to radiators.

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



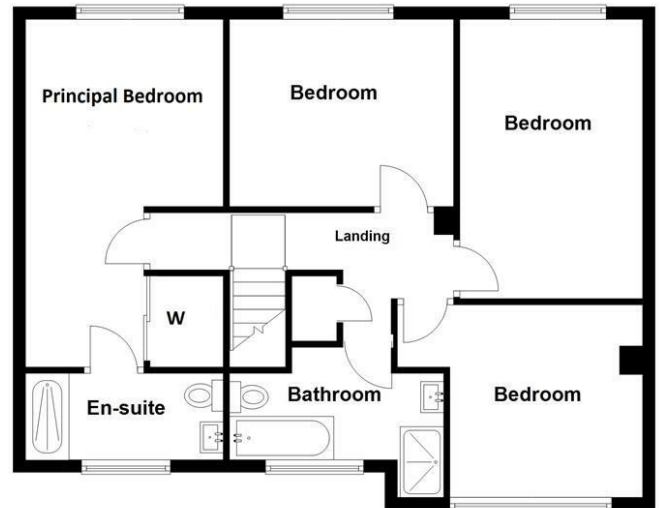
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Ground Floor
Approx. 75.4 sq. metres (811.3 sq. feet)



First Floor
Approx. 72.8 sq. metres (784.0 sq. feet)



Total area: approx. 148.2 sq. metres (1595.3 sq. feet)

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Kingsmead Close

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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

01920 412600

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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