



**Oliver  
Minton**  
*Sales & Lettings*

**14 Hansells Mead,  
Roydon**

**CM19 5HZ**

**Price Guide £535,000**

This extended semi-detached home is located in the regarded village of Roydon, close to the mainline railway station, High Street and village Primary School.

The stylish and immaculately presented accommodation offers a bright and airy, part open-plan layout downstairs, perfect for family living.

With the benefits of Upvc double glazing and gas central heating throughout, the accommodation comprises : Porch, hallway, living room, open plan to dining room, superb fitted kitchen, utility and guest cloakroom/w.c. Upstairs there are three generous bedrooms and a family bathroom with a contemporary white suite.

To the front of the house there is driveway parking for several cars and to the rear, a private garden of approx. 82ft with a useful, detached outbuilding.

Roydon mainline train station serves London Liverpool Street in just over 30 minutes, set on the Stanstead Express line. Roydon High Street offers two public houses, a 'Morrisons' convenience store/post office and a village pharmacy. The regarded Roydon Primary school is also within comfortable walking distance from the property, as is the well used village hall which also holds a popular farmers market on the second Saturday of each month.



## ACCOMMODATION

Front door opening to:

## PORCH

Built-in low level cupboard. Wood effect floor. Open to:

## HALLWAY

Stairs rising to first floor inset low voltage LED lighting. Wood effect floor. Radiator. Door with glazed sidelight opening to the living room

## LIVING ROOM 4.10m x 3.61m (13'5" x 11'10")

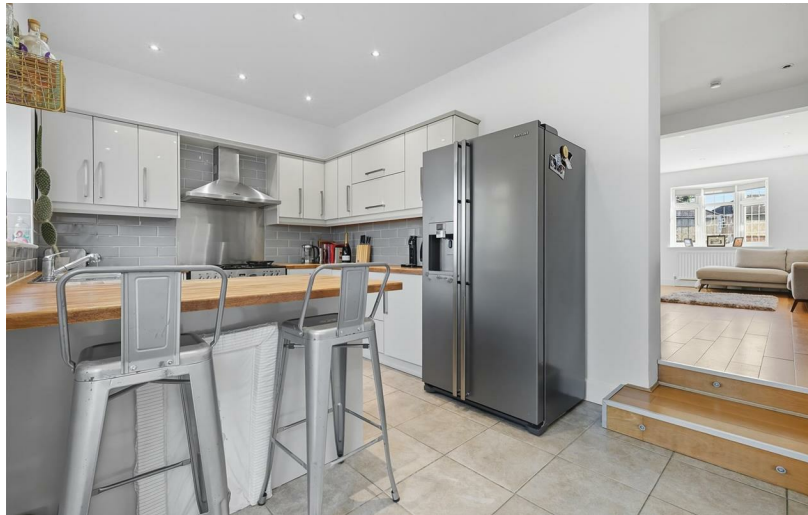
Double glazed bay window to front aspect. Contemporary electric fire suite. Space above for an inset mounted television. Wood effect floor. Radiator. Door deep storage cupboard. Open plan to:

## DINING ROOM 3.61m x 2.40m (11'10" x 7'10")

Continuation of wood effect flooring. Radiator. Steps down to kitchen/ breakfast room. with inset low voltage LED lighting. Door to utility room.

## UTILITY ROOM 1.48m x 1.38m (4'10" x 4'6")

Counter top with space and plumbing for automatic washing machine and tumble dryer below. Part tiled walls. Wall mounted cupboard. Gas fired 'Worcester' combination boiler. Tiled floor. Bi-folding door to guest cloakroom/w.c.



### **GUEST CLOAKROOM/W.C.**

Low flush w.c. Wall mounted corner wash hand basin. Tiled floor. Double glazed frosted window.

### **KITCHEN/BREAKFAST ROOM 4.88 x 2.74 (16'0" x 8'11")**

Superbly fitted with a range of modern high gloss 'soft close' wall and base units in cream with complementary worksurfaces over and tiled splash-backs. Inset one and a half bowl stainless steel sink with mixer tap and shower spray. Double glazed window to rear overlooking the garden. Space for American style fridge/freezer. Integrated dishwasher. Space for 'range' style cooker with brushed steel splash-back and illuminated extractor canopy over. Breakfast bar with cupboards beneath and built-in wine rack. Tiled floor. Plenty of space for a table and chairs. Double glazed French doors opening onto the garden.

### **FIRST FLOOR**

Landing with double glazed window to side aspect. Loft access with pull down ladder. Loft is boarded with power and light connected.

### **BEDROOM ONE 5.39m >4.44m x 2.27m (17'8" >14'6" x 7'5")**

Double glazed window to front aspect. Radiator.

### **BEDROOM TWO 3.50m x 2.65m (11'5" x 8'8")**

Double glazed window to rear aspect. Radiator.

### **BEDROOM THREE 2.74 x 2.55 (8'11" x 8'4")**

Plus deep door recess. Double glazed window to rear aspect. Radiator.

### **BATHROOM 2.35m x 1.58m (7'8" x 5'2")**

Fitted with a contemporary white suite comprising: Panel enclosed bath with over bath shower and curved glazed screen. Inset shelf with mirror and inset lighting. Low level w.c. Vanity wash hand basin with mixer tap and cupboard below. Matching wall mounted vertical cupboard Chrome radiator/heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window to rear.

### **EXTERIOR**

The front of the property is retained by an attractive low level brick wall with a driveway providing parking for several vehicles. Gated side access to the rear.

### **REAR GARDEN 25m approx. (82'0" approx.)**

The rear garden is private and fully enclosed by mature hedging and close board fencing. To the immediate rear of the house is a large decked area, ideal for outside entertaining. The remainder of the garden is mainly laid to lawn.

### **DETACHED OUTBUILDING 4.10m x 3.60 (13'5" x 11'9")**

Accessed via Upvc double glazed doors.

### **SERVICES**

All mains services connected. Gas central heating via radiators.

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



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Hansells Mead**



## MORTGAGE ADVICE

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

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**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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

**01920 412600**

**Email:** sales@oliverminton.com

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