



**Oliver
Minton**
Sales & Lettings

**Hazelwyn, 26 Parkfields,
Roydon**

CM19 5JB

Price Guide £435,000

A rarely available DETACHED BUNGALOW, situated in a pleasant and quiet setting, in the highly sought after village of Roydon. This CHAIN FREE property offers spacious accommodation throughout, and comprises: entrance hall with ample built in storage, fitted kitchen leading through to the conservatory and a generous, dual aspect living room with direct access to the garden.

Furthermore, there are two well-proportioned bedrooms, both served by a good size bathroom.

Externally you have off street parking to the front and side access to both sides of the property. The private and mature, wrap-around gardens abut farmland to the side.

Although planning permission has not been sought, there is possibilities to enlarge the property or perhaps extend into the loft, subject to the usual investigations and planning permissions.





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, with a farmers market on the 2nd Saturday of each month, 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.

Accommodation

Front door opening to:



Entrance Hall

Generous reception hall with double glazed window to the front. Double doors to a large cloaks cupboard for coats and shoes. Deep recessed cupboard housing 'Worcester' gas fired combination boiler.

Living Room 4.56m x 3.53m (14'11" x 11'6")

Dual aspect room with two double glazed window to the side and wide double doors with glazed sidelights opening to the garden. Fire surround with tiled hearth housing electric fire suite. Radiator.

Kitchen/Breakfast Room 3.56m x 2.40m (11'8" x 7'10")

Fitted with a range of wall and base cabinets with complementary worktops over. Inset circular sink and drainer with mixer tap. Tiled splash-backs. Built-in electric fan oven/grill with four ring gas hob above and extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Tiled floor. Radiator. Double glazed window and door opening to the conservatory.

Conservatory 2.80m x 1.83m (9'2" x 6'0")

Of Upvc double glazed construction. Sliding doors opening to the garden.

Bedroom 3.60m x 3.41m (11'9" x 11'2")

Double glazed window to rear. Radiator.

Bedroom 4.19m x 2.45m (13'8" x 8'0")

Double glazed window to front. Radiator.

Bathroom

Tiled panel enclosed bath with mixer tap and over bath shower. Low flush w.c. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Exterior

Wide frontage with a block paved drive and mature shrub borders. Access to both sides of the property.

Garden

Mature wrap around gardens to the rear and side with a private backdrop, that abut open fields. Two timber garden sheds.

Services

All mains services connected. Gas central heating and domestic hot water supplied via 'Worcester' combination gas fired boiler.

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



Total area: approx. 64.9 sq. metres (698.3 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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Park Fields

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 312600. 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	79	
(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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