



**Oliver
Minton**
Sales & Lettings

**25 High Street,
Roydon**

Essex CM19 5EA

Price Guide £355,000

**** RARELY AVAILABLE MAISONETTE ** LONG LEASE AND SHARE OF FREEHOLD ** LOW SERVICE CHARGES ** PRIVATE, COURTYARD GARDEN ** GARAGE PLUS ALLOCATED PARKING ****

A rarely available and superbly appointed, two bedroom first floor maisonette that forms part of an impressive Grade II Listed building, positioned in a central village position with easy access to all village amenities and Roydon main-line railway station (Liverpool Street approx. 33 minutes)

Offering an incoming buyer a delightful ready-made home, the property provides spacious living accommodation, set over two floors, together with gas central heating, a private, landscaped garden and garage.

The layout offers: Private front door with stairs to first floor, open plan kitchen/dining and living room and a modern bathroom. Upstairs there are two generous bedrooms.

Roydon enjoys a variety of facilities including a Morrisons convenience store/ Post Office, two pubs/restaurants, a pharmacy as well as a pretty and traditional village green. The well used village hall offers a range of activities for all ages and also holds a popular Farmer's Market on the second Saturday of each month.



Accommodation

Access to Number 25 is to the rear of the building, gained through a private entrance door which leads to a staircase, taking you up to the first floor accommodation.

Upon arriving at the first floor, the room opens out to a fabulous open plan space, which is warm and welcoming. This room is cleverly divided into separate but open plan areas, defining their different uses with vertical timber beams.

Living/Dining Area

A bright and spacious living/dining room which enjoys an open plan layout with the kitchen, having an original front facing window, radiator and ample space for seating/dining options.

Kitchen

Adjacent and open plan to the living room, the kitchen has quality modern styled fitted wall and base units in a cream hue, complemented by granite worksurfaces, tiled splash-backs and a breakfast bar. Inset one and a half bowl stainless steel sink and drainer. Built-in 'Bosch' electric cooker/grill with ceramic hob above. Brushed steel illuminated extractor canopy above. There are integrated appliances including a tall fridge freezer and slim-line dishwasher, together with space and plumbing for the washing machine. Wall mounted cabinet housing 'Vaillant' gas fired combination boiler. Kick-plate LED lighting providing ambient lighting. A part vaulted ceiling with Velux style rooflight also allows for plenty of natural light.





Inner Hallway

The open plan hallway opens out to reveal an area that could easily be used as a reading nook or even a small study area with a walk-in storage cupboard. The stairs rising to the second floor are here and there is also a door to the bathroom.

Bathroom

A modern contemporary suite in white, comprising of a deep bathtub with inset mixer taps, an over bath shower with hand held attachment and large 'rain-fall' shower head. Low flush w.c with concealed cistern and a wall mounted vanity wash hand basin. Complementary tiling to wall and floor and a heated towel rail. 'Velux' roof window.

Second Floor

Small landing with access to bedrooms. Ceiling loft hatch.

Principal Bedroom

A spacious double bedroom which has an original front facing window. Radiator. There is a quality, free standing sliding door wardrobe cupboard spanning one wall that is to remain.

Bedroom Two

The second bedroom is another double sized room which has a rear facing 'Velux' style window with built-in blind, Built-in wardrobe cupboards. Radiator.

Exterior

Directly to the rear of the property, there is a landscaped courtyard garden, ideal for al-fresco dining in the warmer months.

Garage

Single garage en-bloc, with up and over door and power connected. It is the second garage in on the left hand side, as facing.

Parking

Allocated, numbered parking in the residents car park for one car.

Agents Note

The Residents Association run their own management company, Alphaquake Ltd. Each household contributes to the cost of maintaining and upkeeping the communal areas,. The cost is currently £30 per month. This pays for outside lighting, maintenance, gardening, C.C.T.V and any repairs, clearing of guttering etc. to the common areas.

Services

All mains services connected. Heating and domestic hot water supplied via 'Vaillant' gas fired combination boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Total area: approx. 68.8 sq. metres (740.3 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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High Street Roydon

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 412600. 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: Leasehold - Share of Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com



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