



**Oliver
Minton**
Sales & Lettings

**81 Parkfields,
Roydon**

CM19 5JA

Price Guide £495,000

PLANNING PERMISSION TO EXTEND ... A well presented, three bedroom semi-detached family home with a pleasant outlook over a small green, situated within comfortable distance of the village High Street, Roydon train station and regarded primary school.

The property benefits from full planning permission for a single storey extension to the rear and side of the house. Epping Forest District Council: Planning Application Ref: EPF/0560/23.





Location

Roydon village has a great community spirit that makes it a wonderful place to live and was recently voted the best 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. There is a recreation field and tennis club plus open countryside on your doorstep together with beautiful walks along the River Stort towpath and Roydon Marina.

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.

The M11, M25 and the A10 are also within a comfortable distance for travel by road.



The Property

Connected with gas central heating and Upvc double glazing throughout, the upstairs windows were only recently installed. Currently the layout offers: Enclosed porch, light and airy living room with wood burning stove, modern fitted kitchen/dining room, conservatory, guest cloakroom/w.c and separate utility room. There are three good size bedrooms and a contemporary family bathroom to the first floor.

Outside the property benefits from a good size rear garden and a driveway to the side of the property providing off road parking.

Accommodation

Enclosed Entrance Porch

Of Upvc double glazed construction. Entrance door to:

Living Room 5.06m > 4.11m x 4.77m (16'7" > 13'5" x 15'7")

A lovely light and bright room with a wide double glazed bow window to front aspect. Inset fireplace with slate hearth housing an attractive wood burning stove. Stairs rising to first floor. Door to:

Kitchen/Dining Room 5.04m x 3.04m (16'6" x 9'11")

Contemporary modern kitchen fitted with a range of high gloss wall, base and larder units with complementary work surfaces over and 'metro' tiling to splash-back areas. Integrated tall fridge/freezer and dishwasher. Built-in oven/grill and separate microwave oven. Four ring ceramic hob with brushed steel splashback and illuminated extractor canopy above. Peninsular units with inset stainless steel sink and drainer. The dining area has plenty of space for a dining table and chairs and has a wide double glazed window to the front aspect. Radiator. The floor is fully tiled throughout.

Conservatory 3.46m x 2.41m (11'4" x 7'10")

Upvc double glazed windows with double doors opening to the garden. Part solid wall with double glazed roof.

Guest Cloakroom/W.C

Fitted with a low level flush w.c. Tiled walls and floor. Double glazed frosted window.

Utility Room 2.12m x 1.71m (6'11" x 5'7")

Fitted with wall and base units with counter tops over. Spaces and plumbing for washing machine and tumble dryer. Wall mounted 'Worcester' combination gas fired boiler. Double glazed window to rear.

First Floor

Landing with double glazed window to rear. Loft access hatch. Loft is part boarded with a pull-down ladder and has light connected.

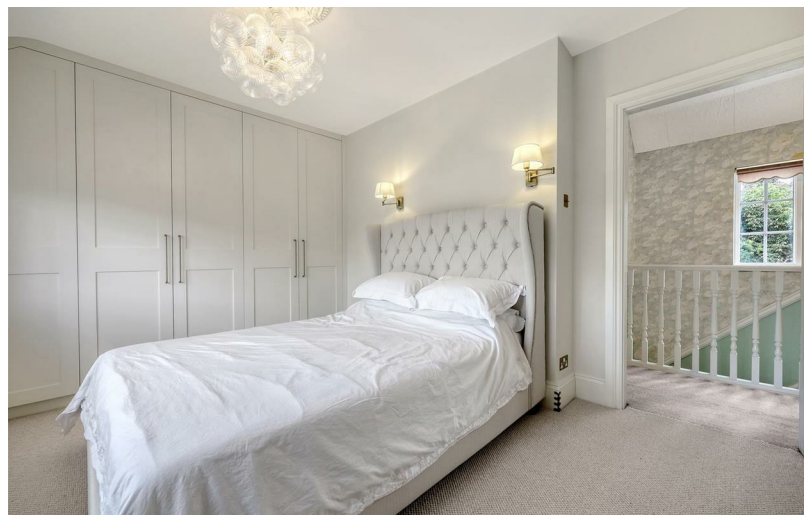
Bedroom One 3.63m 3.08m (11'10" 10'1")

Measured up to cupboards. Beautifully re-decorated with a bespoke range of wardrobe cupboards to one wall that incorporate drawers, hanging space and automatic curtesy lighting. Double glazed window to front. Wall lights. Decorative column radiator.



Bedroom Two 3.08m x 2.92m (10'1" x 9'6")

Double glazed window to front. Radiator. Recessed wide cupboard with sliding doors. Door to storage cupboard.



Bedroom Three 2.90m max x 2.08m (9'6" max x 6'9")

Double glazed window to rear. Radiator.

Bathroom

Beautifully fitted with a modern white suite: Panel enclosed bath with mixer tap and hand held attachment. Over bath shower with rain-fall shower head and glazed screen. Low level flush w.c. Vanity wash hand basin set in marble counter top with drawers below. Chrome heated towel rail. Part tiled walls and tiled floor.

Exterior

The property benefits from a wide plot. To the front of the property there is a well tended garden area. A block paved drive, providing parking for several cars, leads up the side of the house with gated access to the rear and the garage.

Rear Garden

The rear garden is well tended with a patio area to the immediate rear. The remainder is mainly laid to lawn. Timber garden shed and log store to remain. Outside water tap.

Garage

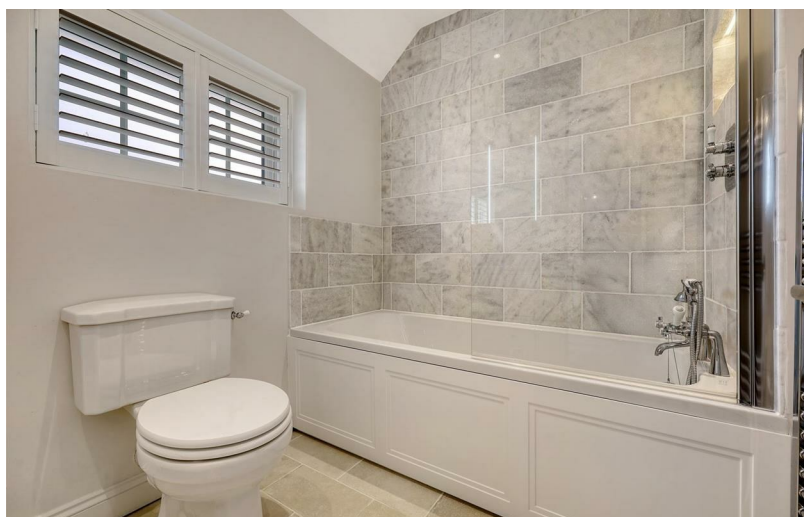
The single garage has an up and over door plus a personal door that opens into the garden. (Requires some attention, currently used as storage)

Services

All mains services connected. Gas fired combination boiler serving radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note

The current owners have planning permission granted for a single storey side and rear extension. Planning in place until May 2026. For further details log on to Epping Forest District Council Planning Department: Ref: EPF/0560/23.





Ground Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.□

Parkfields

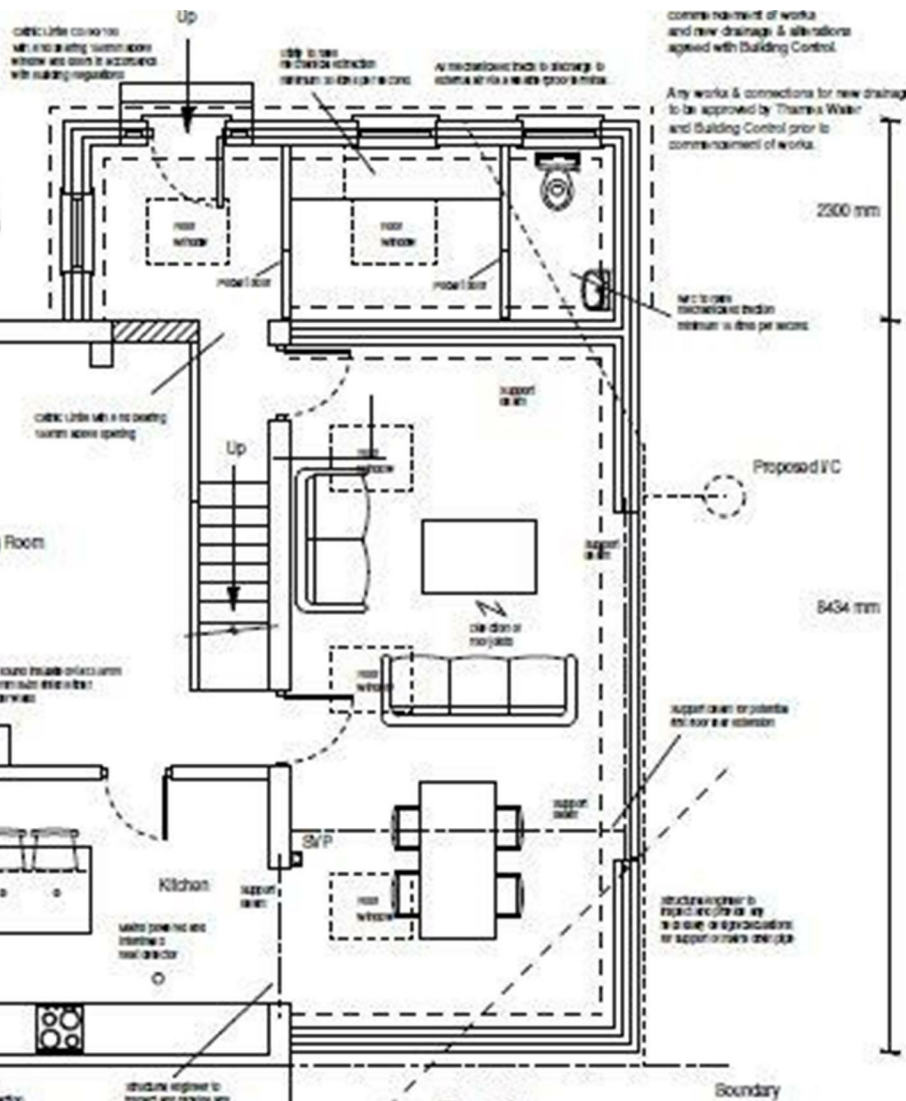
MORTGAGE ADVICE

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Foundation bench depth min.
1100 mm from ground level.
Width of trench 600mm

100 x 100 x 100
cavity wall construction.

Brick wall construction with
100mm Colotex CW4000 cavity
wall insulation and Colotex PL4025
internally or silica and dot and dabbed
plasterboard finish to achieve min.
0.18 W/m² in squared Kelvin.



Proposed Ground Floor Plan

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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