



Temple Mead, Roydon

Offers Over £550,000

A beautifully presented semi-detached family home located on a quiet no-through road in the heart of this sought after commuter village on the Herts/Essex borders. Roydon main-line station, High Street with convenience store/post office and pharmacy plus the regarded village primary school are all within easy reach and there is plenty of space for a growing family that includes : Enclosed porch, reception hall, guest cloakroom, superb kitchen/breakfast room, living room with wood burner that is open plan to conservatory, 3 bedrooms with en-suite facilities to the principal and a family bathroom. The property also benefits from Upvc double glazing, gas central heating to radiators, plenty of driveway parking and a private landscaped rear garden.

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Village & Rural Homes

Accommodation

Front door opening to:

Enclosed Entrance Porch

Obscured double glazed windows to side. Door to dining room. Open plan to:

Hallway

Stairs rising to first floor. Radiator. Under stairs cupboard. Door to kitchen/dining room. Door to:

Guest Cloakroom

Modern white suite: Low flush w.c. Vanity wash hand basin. Wood flooring.

Living Room - 5.44m x 3m (17'10" x 9'10")

Wide double glazed bow window to front with fitted shutter blinds. Fire surround with attractive inset wood burner. Wood laminate flooring. Open plan to:

Conservatory - 2.81m x 2.4m (9'2" x 7'10")

Upvc double glazed construction on brick plinth. Windows to three side with opening transoms and doors opening to the garden.

Open Plan Kitchen/Dining Room : Superb open plan 'L' shape kitchen dining room, stylishly fitted and with porcelain tiling throughout.

Kitchen Area - 4.82m x 4.56m (15'9" x 14'11")

Modern range of high gloss cabinets with granite worksurfaces and matching up-risers. Inset one and a half bowl sink and drainer. 'Rangemaster' free standing range style cooker to remain, with matching splash guard and illuminated extractor above. Integrated dishwasher. Space for American style fridge freezer, washing machine and tumble dryer. Wide double glazed window to rear and door opening to the garden. Open plan to:

Dining Area - 3.08m x 2.5m (10'1" x 8'2")

Double glazed bow window to front. with radiator below. Ample space for a good size table and chairs.



First Floor

Landing with double glazed window to front. Loft access hatch. Loft has a pull down ladder and is boarded with light connected. Also houses 'Vaillant' gas fired boiler.

Bedroom - 3.34m x 2.63m (10'11" x 8'7")

Measured to fitted wardrobe cupboards. Double glazed window to rear. Vertical radiator. Recessed, walk-in clothes closet with light connected. Door to:

En-Suite Shower Room

Modern contemporary suite: Large walk-in shower with glazed screen. Low flush w.c. with concealed cistern. Vanity wash hand basin. Inset mirror. Complementary tiling to walls and floor.



Bedroom - 3.18m x 3.07m (10'5" x 10'0")

Double glazed to rear. Vertical radiator.

Bedroom - 3.06m x 2.55m (10'0" x 8'4")

Double glazed window to front. Radiator.

Family Bathroom

Modern white suite: Panel enclosed bath with shower attachment and glazed screen. Vanity wash hand basin. Low flush w.c. with concealed cistern. Radiator incorporating chrome towel rail. Recessed mirror front cabinet. Obscured double glazed window to front.



Exterior

To the front of the house there is a wide block paved driveway providing parking for several vehicles.

Side Storage Facility - 5.21m x 1.69m (17'1" x 5'6")

Useful addition running the full depth of the property and providing plenty of storage. Double glazed doors to the rear opening to the garden, with a secure composite door to the front. Pitched roof and power connected.

Rear Garden

Fully enclosed rear garden that has been landscaped to create a safe, child and dog friendly environment. Plenty of space for outside dining with the remainder laid to lawn with mature borders. Outside water tap.



Services

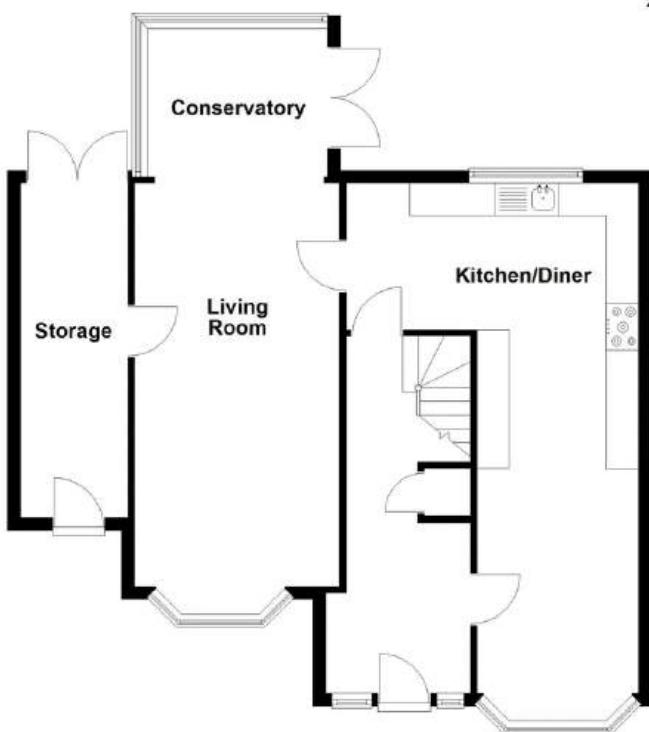
All mains services connected. Domestic hot water and heating provided by a gas fired boiler.

Council Tax Band D
Freehold

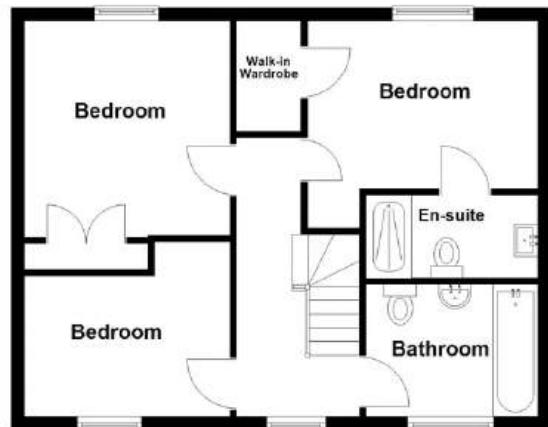




Ground Floor
Approx. 73.3 sq. metres (788.9 sq. feet)



First Floor
Approx. 46.9 sq. metres (525.9 sq. feet)



Total area: approx. 122.2 sq. metres (1314.8 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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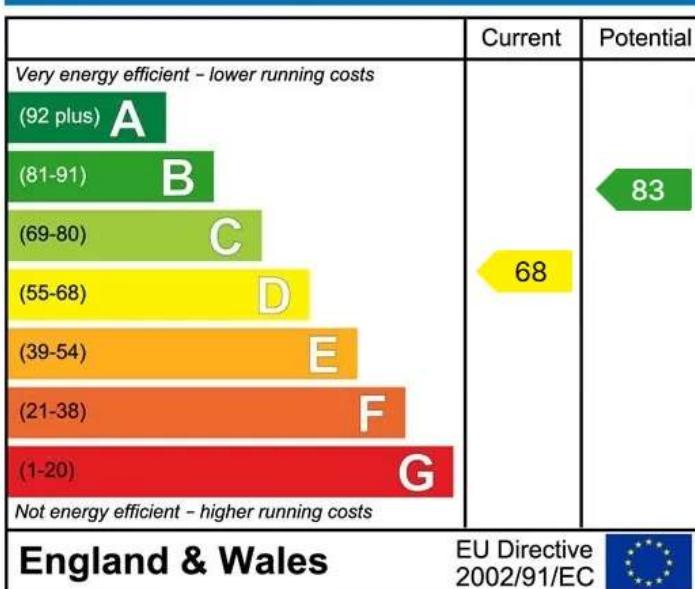
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Energy Efficiency Rating



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