



£880,000

Little Brook Road, Roydon

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Little Brook Road, Roydon, CM19 5LR

Keith Ian are delighted to offer this spacious family home in the stunning cul-de-sac location in Roydon. This property boasts excellent living accommodation in the form of FIVE bedrooms, two study rooms/home offices, two reception rooms, private garden and parking for multiple vehicles plus a double garage. Constructed in 1997 by Cala Homes, and kept in immaculate condition throughout since, this property is not one to be missed.

Roydon, a picturesque village nestled in the heart of Essex, offers residents a tranquil retreat amidst idyllic countryside surroundings. Situated just a stone's throw away from the bustling town of Harlow, Roydon provides a perfect balance of rural charm and urban convenience. The village is renowned for its historic architecture, including quaint cottages and the iconic Roydon Mill. Residents can explore scenic walking trails along the River Stort or relax in the serene Roydon Common Nature Reserve. The village boasts a close-knit community spirit, with local events and gatherings fostering a sense of belonging. With easy access to amenities in nearby towns and a mainline station, Roydon provides a peaceful and scenic escape for those seeking a quintessential English village lifestyle.





Entrance Hallway

Study
8'10 x 7'1

Study 2
9 x 8'8

Dining Room
10'7 x 9'10

Living Room
16'10 x 12'10

Kitchen
20'2 x 10'7

Utility Room

Downstairs WC

Bedroom One
11'11 x 10'6

Ensuite

Bedroom Two
11'1 x 10'6

Bedroom Three
12 x 9'1

Bedroom Four
10'6 x 9

Bedroom Five
9'7 x 7'5

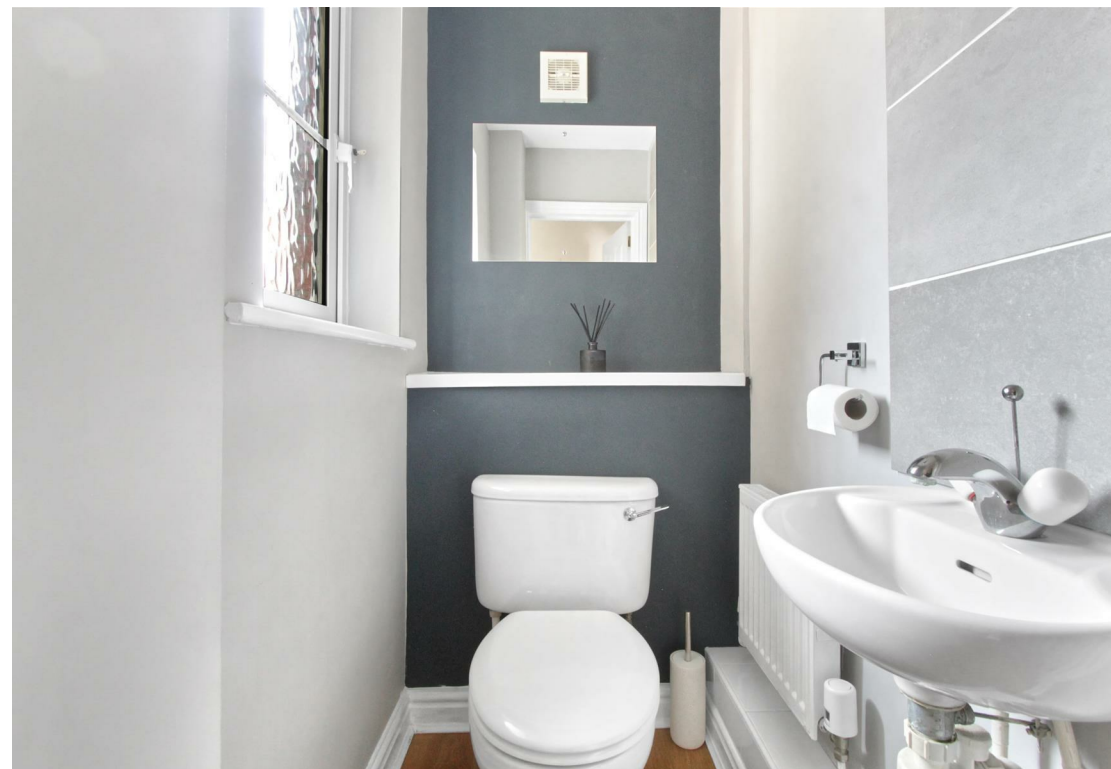
Bathroom

Garden

Driveway

Double Garage

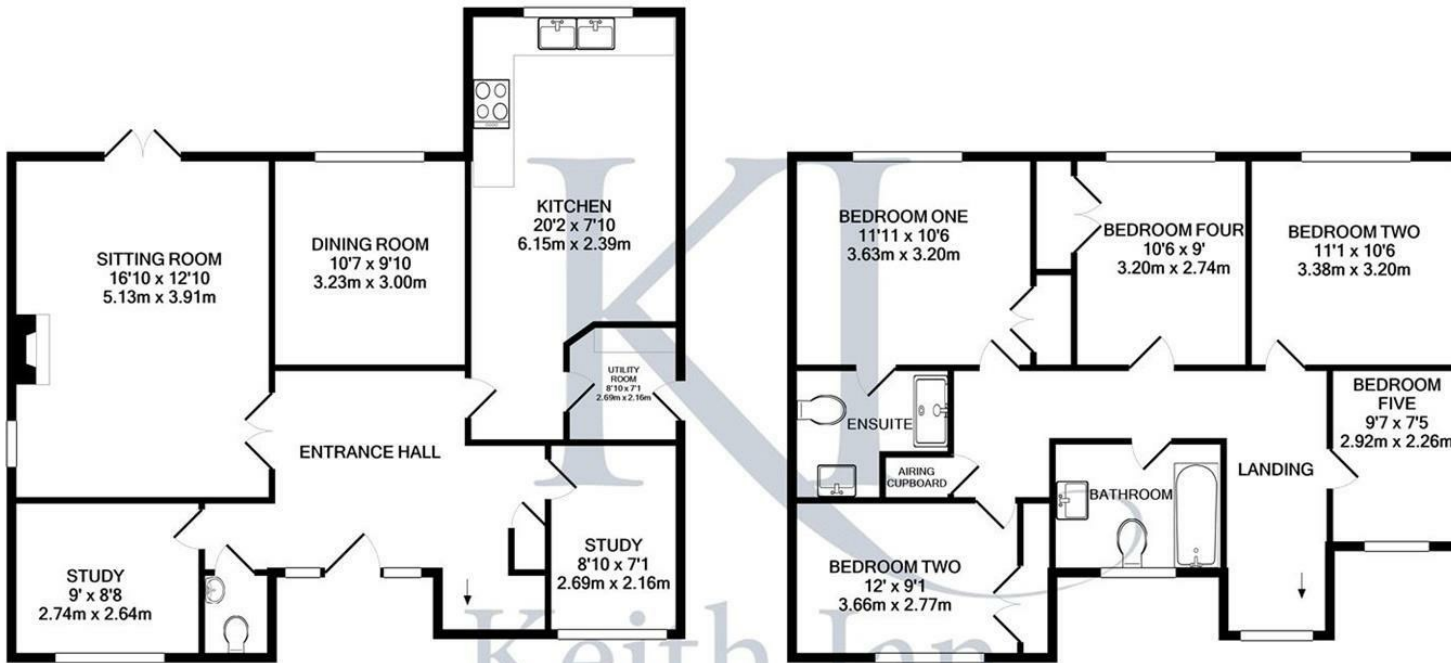
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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