



£620,000

*Hamlet Hill, Roydon Hamlet*



## Hamlet Hill, Roydon Hamlet, CM19 5LA

Keith Ian are pleased to offer for sale this spacious four double bedroom detached Bungalow which is situated in an elevated position with panoramic views across the Lee Valley. The property offers a generous plot with an additional detached one bedroom self-contained annexe. The property offers versatile accommodation and space for a large family. The property benefits from gas central heating and double glazing, 2 reception rooms, 4 double bedrooms, spacious fitted kitchen, utility room, 4 piece main bathroom and a further shower room. Located in a semi-rural position but within easy reach of the M25 and M11, Broxbourne Railway Station with services to Liverpool Street (25 minutes), Epping Tube Station (Central line) and approximately 25 minutes drive to Stansted Airport.







**Entrance Lobby**

**Lounge**

20'6 x 15

**2nd Reception Room**

13'10 x 11'4

**Kitchen**

11'7 x 11'4

**Bedroom**

19 x 10'1

**Bedroom**

17 x 9'8

**Bedroom**

15 x 8'8

**Bedroom**

13'10 x 8'

**Family Bathroom**

**Shower Room**

**Utility Room**

**Annexe**

**Lounge/ Diner**

21'1 x 15 includes kitchen

**Kitchen**

**Bedroom**

15 x 8'1

**Shower Room**

8'9 x 7'7

**Carport**

**Parking**



**Garden**

**what3words**

*///funny.scam.recall*













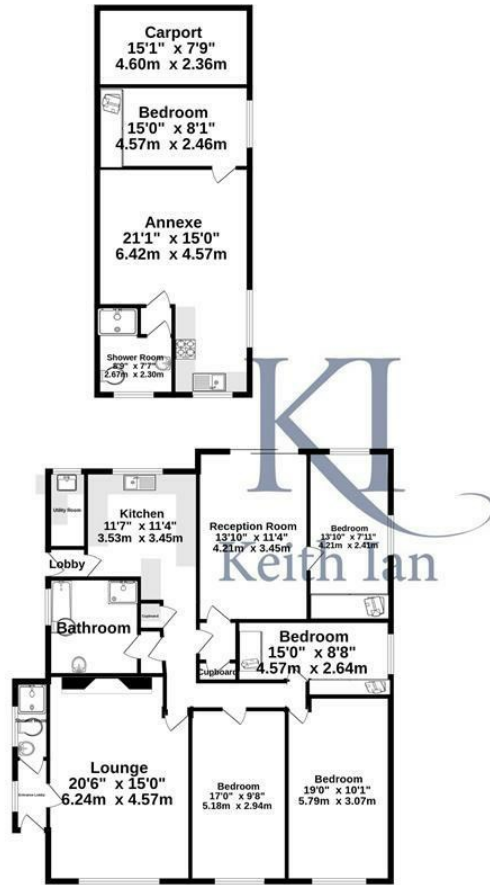








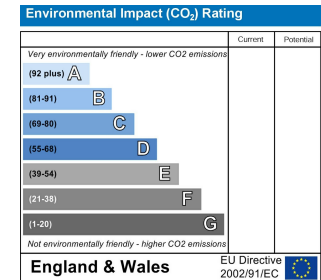
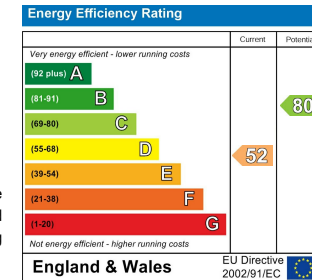
Ground Floor  
2014 sq.ft. (187.1 sq.m.) approx.



TOTAL FLOOR AREA: 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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/fittings 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.



T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson

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