



Elliot Heath
ESTATE AGENTS

210 High Street, Roydon
Guide Price **£975,000**

210 High Street

Roydon, Harlow

Rare opportunity to acquire a chain-free property with stunning river views, mooring & fishing rights. Generous accommodation in need of modernisation, potential to extend. 2 beds & shower room on ground floor, 4 beds & 2 shower rooms on 1st floor. Large double garage, stunning riverfront gardens.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



High Street, CM19
 Approximate Area = 236.62 sq m / 2547 sq ft
 (Including Garage)
 Garage Area = 32.53 sq m / 350 sq ft



First Floor
 Approx. 94.29 sq m / 1015 sq ft

Key:
 CH - Ceiling Height



Ground Floor
 Approx. 142.32 sq m / 1532 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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Entrance Hall

13' 11" x 10' 3" (4.24m x 3.12m)

With double glazed windows to front aspect, radiator, wood flooring, doors to:

Kitchen

12' 1" x 10' 5" (3.68m x 3.18m)

With double glazed window to front aspect and door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, integrated appliances, tiled splash back areas, tiled flooring.

Dining Room

17' 10" x 10' 3" (5.44m x 3.12m)

With double glazed window to side aspect, stairs rising to first floor landing, wood flooring, radiator, feature fireplace, steps down to:

Reception Room

18' 2" x 17' 10" (5.54m x 5.44m)

With double glazed windows to side aspects and double glazed windows and sliding doors to the rear garden, feature fireplace, radiator, wood flooring.

Bedroom Six

9' 9" x 8' 9" (2.97m x 2.67m)

With double glazed window to front aspect, radiator.

Bedroom Five

12' 4" x 8' 9" (3.76m x 2.67m)

With double glazed window to rear aspect, radiator.

Downstairs Shower Room

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, , tiled splash back areas, tiled flooring, radiator.



Utility

13' 2" x 6' 5" (4.01m x 1.96m)

With double glazed window to side aspect and door giving access to the garage. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With double glazed window to rear aspect, built in storage cupboard, radiator, doors to:

Bedroom One

17' 11" x 13' 8" (5.46m x 4.17m)

Dual aspect with double glazed window to side aspect and sliding patio doors opening onto the roof terrace, fitted with a range of bedroom furniture, radiator, door to:

En Suite

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising large walk in shower cubicle, wash hand basin, dual flush wc, electric towel rail, tiled splash back areas.

Bedroom Two

22' 6" x 15' 1" (6.86m x 4.60m)

Dual aspect with double glazed windows to front and rear aspect, two radiators.

Bedroom Three

12' 1" x 8' 10" (3.68m x 2.69m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

Bedroom Four

10' 0" x 8' 9" (3.05m x 2.67m)

With double glazed window to front aspect, radiator.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, radiator.





FRONT GARDEN

Laid to lawn with mature planting and gated access to the rear garden.

REAR GARDEN

75' 2" x 68' 3" (22.91m x 20.8m)

The stunning rear garden has been thoughtfully landscaped with large patio seating area which in turn leads to the lawn that runs directly down to the River Stort with mooring and fishing rights and attractive borders stocked with plants and shrubs.

GARAGE

4 Parking Spaces

The property benefits from an extremely generous frontage with driveway which in turn gives access to the double garage with up and over door, power and light connected, door to utility, measuring approx. 18' 10" x 17' 6" (5.74m x 5.33m)







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