



Elliot Heath
ESTATE AGENTS

Meadow View High Street, Roydon
Guide Price **£865,000**

Meadow View High Street

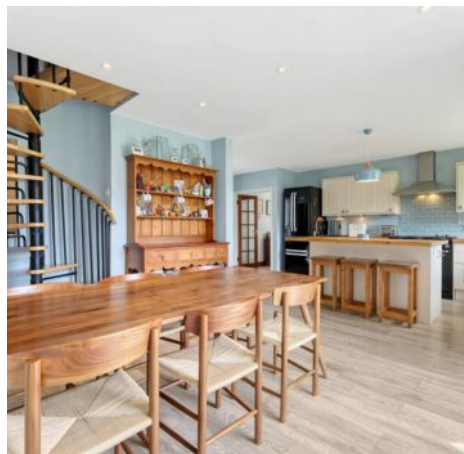
Roydon, Harlow

Versatile 5-bed detached home in "Quintessential English Village". Ideal for family, independent living, or home office. Mature gardens with rural backdrop. En suite, 2 reception rooms, kitchen/diner. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
Approx. 151.2 sq. metres (1627.6 sq. feet)



First Floor
Approx. 111.4 sq. metres (1198.8 sq. feet)



Accommodation

Front entrance door to:

Entrance Hall

With stairs rising to first floor landing, radiator, wood effect flooring and doors to:

Downstairs WC

7' 9" x 7' 6" (2.37m x 2.29m)

Generous room with ample storage and hanging space. Fitted with a suite comprising low flush w.c., vanity wash hand basin, heated towel rail, tiled flooring.

Ground Floor Bedroom

16' 9" x 14' 4" (5.11m x 4.36m)

With double glazed window to front aspect, radiator, dressing area with built-in wardrobe cupboards. Door to:

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, shower cubicle with glazed screen, heated towel rail.

Kitchen/Breakfast Room

20' 6" x 20' 1" (6.25m x 6.12m)

With double glazed window and wide double doors on to the garden. Open plan space fitted with a range of wall, base and larder storage units with wood work surfaces over incorporating as one and a half bowl sink and drainer unit, 'Rangemaster' range style cooker to remain, with brushed steel illuminated extractor canopy over, space for dishwasher, fridge/freezer, large island unit with wine cooler and storage cupboards, breakfast bar, tall cupboard houses recently installed 'Ideal' gas fired combination boiler. A spiral staircase leads up to the first floor. Door to:

Reception Room / Studio

20' 1" x 12' 11" (6.11m x 3.94m)

With double glazed wide doors with full height sidelights give access to the garden, radiator, recessed cosy nook.



Utility

Fitted with a range of base and larder units with work surfaces over incorporating a Butler style sink unit, space and plumbing for washing machine and hanging space for drying.

Living Room

20' 3" x 13' 10" (6.16m x 4.21m)

Dual aspect room with double glazed window to front and wide sliding patio doors opening to the garden, red brick fireplace with timber mantle housing an open fire, two radiators.

First Floor Landing

Accessed via the main staircase with double glazed high level windows to side aspect, deep storage cupboard, radiator, doors to:

Bedroom

11' 10" x 10' 5" (3.61m x 3.17m)

With double glazed window to front aspect, built-in storage cupboards, radiator.

Inner Landing

With double glazed high level windows to side aspect, built-in storage cupboards. Doors to:

Bedroom

10' 4" x 9' 7" (3.15m x 2.92m)

With wide double glazed window to rear aspect with lovely views over the paddock, eaves storage cupboard, radiator.

Bedroom

10' 0" x 10' 4" (3.06m x 3.14m)

With double glazed window to rear aspect with lovely views over the paddock, eaves storage cupboard, radiator.

Bathroom

11' 9" x 7' 10" (3.57m x 2.38m)

With Velux window. Fitted with a suite comprising panel enclosed bath. pedestal wash hand basin, low flush w.c., chrome heated towel rail. Cupboard housing newly fitted electric hot water cylinder, utilised for this bathroom only. Door to:





Second Landing

Accessed via the spiral staircase from the kitchen/breakfast room, deep recessed storage cupboard.

Door to:

Main Bedroom

23' 3" x 11' 5" (7.09m x 3.48m)

With wide double glazed window to rear aspect with great views over the garden and paddock beyond, radiator, ample eaves storage space, built-in double wardrobe cupboards. Door to:

En Suite Shower Room

With double glazed window to rear aspect. Fitted with a suite comprising fully tiled shower cubicle with glazed door, vanity unit with inset wash hand basin, low flush w.c., chrome heated towel rail, tiled flooring.

Garden

The rear garden backs directly onto a neighbouring paddock, providing a most attractive and private outlook. To the immediate rear, a wide paved terrace runs the full width of the house with the remainder laid to lawn, interspersed with mature planting with a further patio area to the far rear. There is a gated side access out to the front and a personal door into the garage.

Driveway

3 Parking Spaces

Gravel drive to the front of the house providing off street parking for several vehicles.

Garage

Single Garage

Garage measuring approximately 6.31m x 2.62m (20'8" x 8'7") with up and over door to front aspect, power and light connected, window and door to rear aspect, high ceilings.







Elliot Heath Estate Agents

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