



WESTWOODLEBER

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Barn Hill, Roydon, Harlow, CM19 5LB  
£1,000,000



## Barn Hill, Roydon, Harlow, CM19 5LB

This individual and tastefully extended five double bedroom detached house is situated on a private road just outside the village of Roydon, offering easy access to nearby towns such as Hoddesdon, Broxbourne, Roydon, Harlow, and Epping. The property combines spacious living areas with modern features, making it a perfect family home. The bright entrance hall welcomes you with a modern staircase enclosed by a glass balustrade, leading to a sitting room/library with large picture windows and a log-burning stove, as well as a large living room with bifold doors opening to the garden. The heart of the home is the stunning kitchen/dining/family room, boasting a vaulted ceiling, feature lighting, and bifold doors to the patio and garden. There is also a third reception room currently used as a games room, along with a large utility room and a cloakroom.

Upstairs, the property offers a spacious landing with access to a loft office space. The principal bedroom suite includes a large bedroom, a dressing room, and a modern en-suite bathroom. Two additional bedroom suites feature modern shower rooms, and there are two further double bedrooms and a family bathroom, complete with a separate shower and vanity storage. Each bedroom is thoughtfully designed to provide ample space and privacy for family members.

Externally, the property features a large paved driveway with off-street parking for 7-8 cars, along with a charging point for electric vehicles. The rear garden includes an extensive patio, steps leading up to a well-maintained lawn, and a gate that opens to a field at the rear. Conveniently located for access to railway stations at Roydon, Harlow, and Broxbourne, providing quick links to London's Liverpool Street Station, and the Central Line from Epping, this property also offers excellent road access via the A10, M11, and M25.

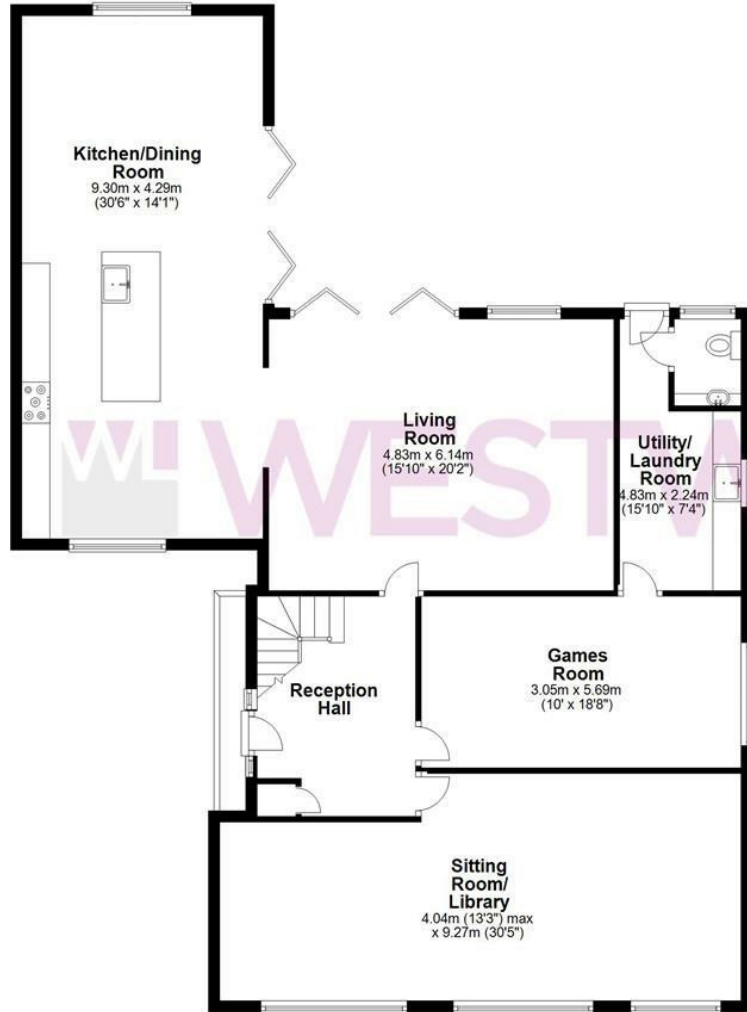


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### Ground Floor

Approx. 146.3 sq. metres (1574.3 sq. feet)



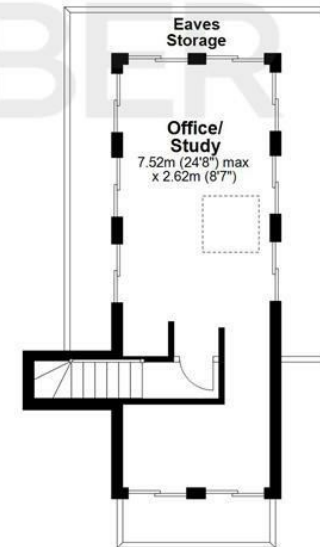
### First Floor

Approx. 105.2 sq. metres (1132.0 sq. feet)



### Second Floor

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 272.1 sq. metres (2929.1 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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