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Old House Lane, Roydon

A large, detached and well-presented 1950's bungalow with glorious mature gardens in a quiet cul-de-sac just a short drive from Roydon Station and Marina.

£575,000

01992 87 85 80



Overall Description

This is a detached 1950's bungalow that was extended to add two more bedrooms in the 1960's and sits down a quiet cul-de-sac on the edge of the Essex village of Halls Green. This well-presented property now has four double bedrooms (one currently used as a dining room), a family bathroom, entrance hall, sitting room, conservatory, modern kitchen and utility - so there is plenty of well laid out living accommodation making it ideal, either as a family home - or for couples looking for a spacious bungalow to retire to. The gardens are a particular feature of this property as they are large, mature and well-stocked, so if you love gardening, this property could be for you. The property is set back from the lane by an attractive front garden which has a good-sized private driveway with plenty of parking and turning space. If you are looking to live in a more peaceful, rural location yet still be close to excellent local amenities and transport links, then viewing is highly recommended, so please call to arrange a visit at your convenience.

Location

This property sits down a quiet cul-de-sac on the edge of Halls Green which lies just outside the picturesque Essex village of Roydon. Roydon has the river Stort running through its centre with its marina and riverside restaurant. It lies on the Stort Navigation System linking Bishops Cleeve to the River Lea. The village has a village shop, post office, pharmacy, two pubs, Grade II Listed church (St Peter's), village hall, cricket pitch, football club, tennis courts and Primary School. Roydon railway station is on the West Anglia main line linking Liverpool Street and Cambridge. The village is only a short drive from the shopping and other amenities of Harlow, Hoddesdon and Epping and is surrounded by beautiful open countryside, so ideal for keen cyclists or walkers.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 14'10 x 4'6 (4.52m x 1.37m)

Dado rail with panelling beneath. Cloaks cupboard. Loft hatch: loft is part boarded and recently insulated. Radiator.

Sitting Room 14'5 x 13'2 into bay (4.39m x 4.01m into bay)

Bay window to front. Fireplace with stone surround, mantel and hearth. TV aerial point. Radiator.

Kitchen 14'8 x 10'7 (4.47m x 3.23m)

Window to the rear. Kitchen units with quartz work-tops/splash-back, breakfast bar and inset sink unit. Double electric oven with microwave, electric hob and extractor above. Fitted fridge and dishwasher. Brick fireplace with Parkray multi-fuel burner. Storage cupboard with shelving. Tiled floor. Cupboard housing gas central-heating boiler. Radiator.

Conservatory 11'5 x 9'5 (3.48m x 2.87m)

Upvc construction on a brick base. Door to the side and sliding doors onto the patio. Tiled floor. Radiator. Double doors to:

Utility Room 8' x 6'8 (2.44m x 2.03m)

Upvc construction on a timber base. Stainless steel sink unit with cupboard beneath. Space and plumbing for washing-machine and tumble-drier. Space for fridge/freezer. Tiled floor.

Bedroom One 13'1 into bay x 12'5 (3.99m into bay x 3.78m)

Accessed from the entrance hall. Bay window to front. Fitted wardrobes, bedside tables, storage cupboards and dresser. Radiator.

Bedroom Two 10'9 x 9'10 (3.28m x 3.00m)

Window to rear overlooking the garden. Dado rail. Wooden parquet flooring.

Bathroom 7'5 x 6'10 (2.26m x 2.08m)

Panel bath with shower above and glass shower screen. Low-level WC. Wash-hand basin. Tiled walls. Wood-effect laminate flooring. Storage cupboard. Radiator.

Bedroom Three 11'3 x 9'3 (3.43m x 2.82m)

Accessed via lobby off the kitchen. Window to front. Fitted wardrobes along one wall. Telephone point. Radiator.



Bedroom Four/Family or Dining Room 11'1" x 10'9" (3.38m x 3.28m)

Window to rear. Dado rail. Radiator.

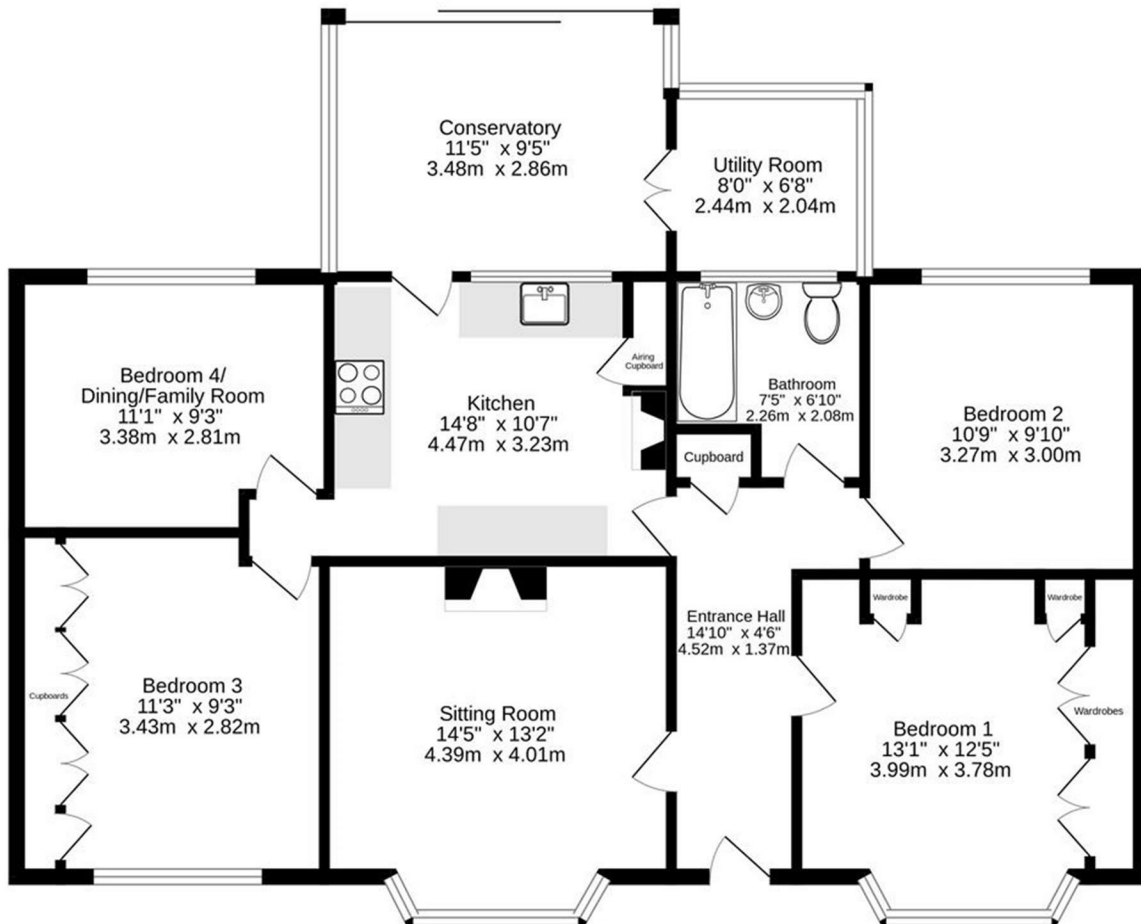
Outside

The bungalow has a large brick-paved driveway with plenty of space for parking and turning bordered by an attractive area of garden with mature trees and a path leading through a gateway and up to the property. A side gate leads around to the large, mature and well laid-out back garden. This has a patio area by the conservatory, a central lawn, well-stocked flowerbeds, mature trees (including two apples and a pear) and fruit bushes (raspberry, gooseberry, redcurrant, blackcurrant). A hedge separates off the bottom of the garden with a secluded patio area, brick BBQ and GREENHOUSE. GARDEN SHED.

Services and Other Information

Mains water, drainage, gas and electricity. PV Solar Panels on roof (supply house - not linked to grid). Gas central-heating (boiler approx. 4 years old). Upvc double-glazed windows (all except bedroom two). New soffits and fascias. Original parquet floor under carpets in hall and sitting room. Council Tax Band D.

Ground Floor
1050 sq.ft. (97.5 sq.m.) approx.




TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div style="background-color: #006400; color: white; padding: 5px; display: inline-block;">(92 plus) A</div> <div style="background-color: #008000; color: white; padding: 5px; display: inline-block;">(81-91) B</div> <div style="background-color: #90EE90; color: white; padding: 5px; display: inline-block;">(69-80) C</div> <div style="background-color: #FFFF00; color: white; padding: 5px; display: inline-block;">(55-68) D</div> <div style="background-color: #FFA500; color: white; padding: 5px; display: inline-block;">(39-54) E</div> <div style="background-color: #FF4500; color: white; padding: 5px; display: inline-block;">(21-38) F</div> <div style="background-color: #FF0000; color: white; padding: 5px; display: inline-block;">(1-20) G</div> <i>Not energy efficient - higher running costs</i>	<div style="background-color: #FFD700; color: white; padding: 10px; display: inline-block; font-size: 2em;">61</div>	<div style="background-color: #008000; color: white; padding: 10px; display: inline-block; font-size: 2em;">82</div>
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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