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The beautifully simple new way to sell your home



Hansells Mead, Roydon

A beautifully presented and stylish detached family home in an excellent central village location just a short walk from the station.

Offers Over £600,000

01992 87 85 80



Overall Description

This superb modern family home was built in 2016 and has been extensively remodelled and improved by the current owners. Improvements include converting the loft to create a master suite with French doors onto a glass Juliet balcony and luxury en-suite with stylish free standing bath, replacing an exterior wall in the kitchen with tri-folding glass doors to provide access and let in so much more light, and even converting the rear porch into a proper utility room. They have also tastefully landscaped the back garden with granite patio areas, raised beds with integral seating and a garden studio room. It is now the ideal low-maintenance space to entertain friends and family. The property, which now has three good-sized double bedrooms and two bath/shower rooms, has a lovely light and contemporary feel throughout and is very practical in terms of layout and design. There is a private driveway to the front with ample parking and the house is only around a ten minute walk from the station. If you are looking for a modern family home in a pretty village that is an easy commute to London then viewing is highly recommended. Please book in for the Open House from 10am to 11am on Saturday the 31st of August. To watch the virtual video guided tour of this property just search for "Willow House, Roydon" on You Tube.

Location

This property sits in an excellent central position in the picturesque Essex village of Roydon. The village has a village shop, post office, pharmacy, two pubs, Grade II Listed church (St Peters), 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 making the village popular with professionals who have to commute to London but are looking for a more peaceful, rural lifestyle. Roydon has the river Stort running through its centre with its marina and riverside restaurant and lies on the Stort Navigation System linking Bishops Cleeve to the River Lea. The village is only a short drive from the shopping and other amenities of Harlow, Hoddesdon, Stansted Abbots and Epping and is surrounded by beautiful open countryside, so an ideal location for keen cyclists or walkers.

Accommodation

From the driveway steps lead up to the front door into the:

Entrance Hall 9'1 x 3'7 (2.77m x 1.09m)

Wood-effect laminate floor. Alarm control panel. Spotlights. Stairs to first floor.

Cloakroom 4'10 x 3'1 (1.47m x 0.94m)

Frosted window to front. Low-level WC. Vanity unit with wash-hand basin, tiled splash-back and cupboard beneath.

Sitting Room 15'8 x 13'2 (4.78m x 4.01m)

Window to front. Wood-effect laminate floor. TV aerial point. Telephone point. Spotlights. Two radiators.

Kitchen/Dining Room 19'1 x 9'4 (5.82m x 2.84m)

Window to rear and tri-fold doors to the side. Kitchen units with roll-top worksurfaces, one-and-a-half bowl ceramic sink and tiled splash-back. Electric range oven with gas hob and stainless-steel extractor above. Fitted fridge/freezer. Fitted dishwasher. Wood-effect laminate floor. Spotlights. Radiator.

Utility Room 7'8 x 4'2 (2.34m x 1.27m)

Window to side. Roll-top worksurface with space and plumbing for washing-machine and space for tumble-dryer beneath. Wood-effect laminate floor. Spotlights. Gas central-heating boiler. Glazed door to the garden.

First Floor 10'1 x 7'2 (3.07m x 2.18m)

From the hall, stairs lead up to the landing. Glass panel to sitting room. Frosted window to side.

Bedroom Two 14'5 x 9'11 (4.39m x 3.02m)

Window to front. Fitted wardrobe with mirrored door and storage space. Wood-effect laminate floor. Radiator. Storage Cupboard (4'5 x 3'4) with window to front and shelving.

Bedroom Three 10'5 x 10'5 (3.18m x 3.18m)

Window to rear. Fitted wardrobe with mirrored door. Radiator.

Shower Room 7'2 x 5'11 (2.18m x 1.80m)

Frosted window to rear. Double shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin. Modern heated towel-rail. Spotlights. Extractor fan. Tiled walls.

Second Floor

From the first floor, stairs lead up to the second floor landing. Velux window to front. Storage cupboard with shelving.

Master Bedroom 17' widest x 9'11 (5.18m widest x 3.02m)

A magnificent large room with velux windows to the front and full height windows/French doors to the rear opening onto a Juliet balcony with glass balustrade. Fitted wardrobes. Fitted under-eaves storage cupboards. Thermostat control for under-floor heating in en-suite.

En-Suite Bathroom 8'10 x 7'11 (2.69m x 2.41m)

A luxuriously appointed en-suite bathroom with porcelain tiled floor and walls and window to the rear. Oval freestanding bath with stainless-steel bath/shower mixer tap. Shower cubicle with tiled surround and glass door. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Spotlights. Extractor. Under-floor heating.

Outside

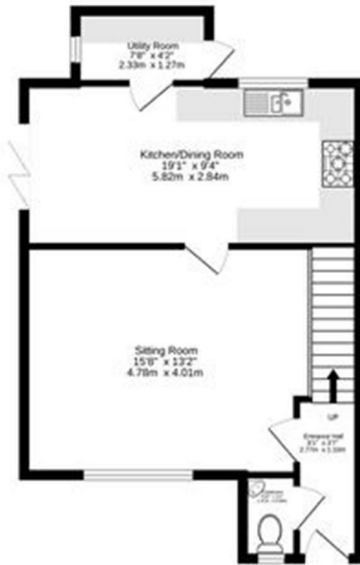
To the front of the property is a driveway with plenty of parking space. Steps and a ramp lead up to the front door with area for storing bins behind a fence. A side gate leads around to the attractive, low maintenance back garden which has been tastefully landscaped with a granite patio and raised flowerbeds on two sides and an area of artificial grass on the third, all fenced for privacy. In one corner is the GARDEN STUDIO: French doors to the front, double-glazed windows to three sides, electric light/power. STORAGE SHED. Outside tap and lights.

Services and Other Information

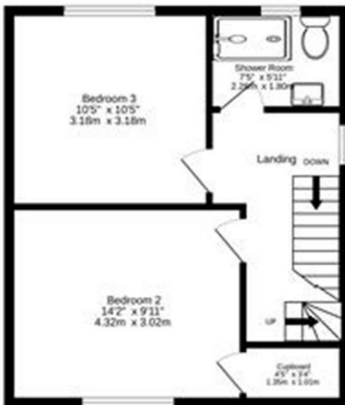
Mains water, drainage, gas and electricity. Gas central-heating. Alarm fitted. Double-glazed windows. Built in 2016. Council Tax Band: E. TV aerial and telephone connected.



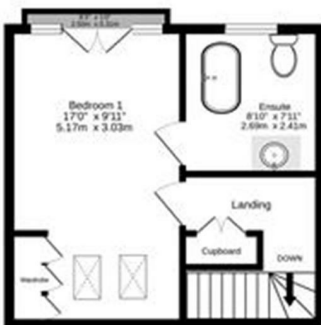
Ground Floor
497 sq.ft. (46.2 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



2nd Floor
303 sq.ft. (28.2 sq.m.) approx.




TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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