



Church Mead, Roydon CM19 5EY

welcome to

Church Mead, Roydon

WILLIAM H BROWN are delighted to offer for sale this well presented three DOUBLE BEDROOM DETACHED family home boasting TWO EN SUITES, LUXURY BATHROOM and DOWNSTAIRS WC, GARAGE with AMPLE PARKING and well presented gardens. An internal viewing is strongly recommended!



Accommodation Comprises

Glazed front door leading to:

Entrance Lobby

With double glazed leadlight window to front aspect, door to FAMILY LOUNGE.

Family Lounge

15' 11" max x 13' 8" max into box bay window (4.85m max x 4.17m max into box bay window)
Feature double glazed leadlight window to front aspect, radiator, power points, stairs to first floor, feature log burner, coving to ceiling, arch leading to:

Lobby

With radiator and door to:

Downstairs Cloakroom

Comprising a low level flush WC, sink unit, radiator.

Dining Room

19' 1" max x 8' 6" (5.82m max x 2.59m)
Radiator, dado rail, coving to ceiling, double glazed patio doors to the rear garden, door to:

Kitchen

12' 6" x 6' 7" (3.81m x 2.01m)
With a range of modern wall cupboards, ample work surfaces with cupboards and drawers under.. Ceramic sink unit, fitted gas hob with double oven and extractor fan, space for fridge freezer, dishwasher, washing machine, double glazed window to side aspect and door to rear garden. Partly tiled walls.

First Floor Landing

With loft access, door to:

Master Bedroom

16' 8" x 9' 11" (5.08m x 3.02m)
Feature double glazed window to side aspect, power points, TV point, radiator, built in wall to wall wardrobe, spot lights. Door to:

Luxury En Suite Shower Room

Comprising a double walk in double shower cubicle,

tiled walls, sink unit with vanity below, low level flush WC, tiled flooring, double glazed window to front aspect. Heated towel rail.

Bedroom 2

11' 8" x 8' 6" (3.56m x 2.59m)
With feature oak flooring, double glazed window to front aspect, power points, radiator. Door to:

En Suite Shower Room

Comprising a fully tiled shower cubicle, pedestal wash hand basin, low level flush WC, partly tiled walls, double glazed window.

Bedroom 3

9' 6" max x 14' 2" max (2.90m max x 4.32m max)
With three double glazed windows to front aspect, radiator, power points and TV point. Built in double wardrobes.

Luxury Family Bathroom

Comprising a tiled panelled bath, feature sink unit with vanity below, low level flush WC, tiled flooring and tiled walls. Heated towel rail.

Exterior

Gardens to rear and side comprising of a paved area, lawned area, mature flower borders, seating area with garden shed. Door to GARAGE measuring 7'11" x 16'11" with up and over door, power and light connected, power points and lighting.

FRONT GARDEN providing OFF STREET PARKING for 3/4 vehicles.



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welcome to

Church Mead, Roydon

- Double Storey Extended Three Double Bedroom House
- Newly Fitted Kitchen
- Downstairs Cloakroom & 2 En Suites
- Gardens to Side & Rear
- Off Street Parking for Several Vehicles

Tenure: Freehold EPC Rating: B

offers in excess of

£536,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD110951 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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