

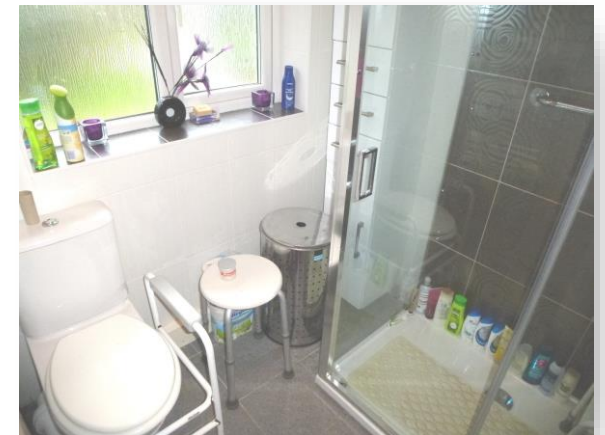


**Westlands Tylers Road, Roydon Harlow CM19 5LG**

**welcome to**

**Westlands Tylers Road, Roydon Harlow**

WILLIAM H BROWN are delighted to offer for sale this spacious FOUR BEDROOM DETACHED BUNGALOW, though in need of updating. offers great potential for extensions (stpp). The bungalow is situated within Roydon village which is also easily accessible to both Harlow and Epping. CHAIN FREE.



## **Accommodation Comprises**

### **Entrance Hall**

With loft access. Airing cupboard and doors to lounge, diner, kitchen, bedroom and shower room.

### **Lounge / Dining Room**

22' 6" x 14' 9" ( 6.86m x 4.50m )

Double glazed window to front elevation and double glazed French doors and matching side lights to rear garden, brick built open fireplace, laminate wood flooring, power points, radiator and Tv points. Coving to ceiling and picture rail.

### **Kitchen**

12' 4" x 8' ( 3.76m x 2.44m )

With a range of wall cupboards, ample work tops with cupboards and drawers under, space for a RANGE style cooker, under unit fridge, plumbing for washing machine, tiled walls, single glazed timber door and window leading to a double glazed conservatory.

### **Conservatory**

13' 11" x 6' 5" ( 4.24m x 1.96m )

Being fully double glazed. Door leading to the rear garden, wall mounted boiler and space for fridge freezer, plumbing for washing machine and tumble dryer.

### **Bedroom 1**

12' 11" to front of wardrobes x 14' 2" ( 3.94m to front of wardrobes x 4.32m )

With two double glazed windows to front elevation, power points, radiator and tv point. A range of built in wardrobes with drawer set.

### **Bedroom 2**

17' 1" max x 9' 7" ( 5.21m max x 2.92m )

With double glazed window and double glazed patio doors to rear garden, radiator and power points.

### **Bedroom 3**

11' 6" x 9' 1" ( 3.51m x 2.77m )

With a double glazed window to front elevation, power points and radiator.

### **Bedroom 4**

8' 10" x 8' 11" ( 2.69m x 2.72m )

Double glazed window to front elevation, power points, radiator.

### **Family Bathroom**

Comprising a fully tiled shower cubicle, low level flush WC, pedestal wash hand basin, tiled floor and tiled walls, extractor fan, double glazed obscure window.

### **Exterior**

A generous garden, predominantly laid to lawn with mature flower borders, garden shed, a paved area with fenced boundaries. A shed to the side of the property providing further storage and attached SINGLE GARAGE with up and over door, door to side, light and power connected and a CARRIAGE DRIVEWAY providing AMPLE OFF STREET PARKING.



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welcome to

## Westlands Tylers Road, Roydon Harlow

- Spacious Four Bedroom Detached Bungalow
- Chain Free
- Potential to Extend (STPP)
- Carriage Driveway & Garage
- GCH & Double Glazed Windows
- Conservatory
- Village Location
- Accessible to Epping & Harlow

Tenure: Freehold EPC Rating: D

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111175 - 0007

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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.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



[williamhbrown.co.uk](https://williamhbrown.co.uk)