



**Temple Mead, Roydon Harlow CM19 5ED**

**welcome to**

**Temple Mead, Roydon Harlow**

WILLIAM H BROWN are pleased to offer for sale this EXTENDED 2 DOUBLE BEDROOM EOT house, in need of modernisation, located in the popular Roydon village and its many local amenities, Roydon railway station and accessible to the market town of Harlow. NO UPWARD CHAIN.



## Accommodation Comprises

Main front door to:

### Entrance Hall

Stairs to first floor, storage cupboard, door to:

### Kitchen

19' 3" narrowing to 8' 6" x 15' 1" ( 5.87m narrowing to 2.59m x 4.60m )

Narrowing to 7'6". With wall cupboards, work surfaces, cupboards and drawers under. Space for washing machine, sink unit, cooker. Double glazed door to side aspect, leading to rear garden. Window to rear aspect. Power points, radiator. Underunit boiler.

### Lounge

19' 6" x 11' 1" ( 5.94m x 3.38m )

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

### First Floor Landing

Double glazed window to side aspect, loft access, door to:

### Bedroom 1

14' 2" max x 9' 1" max ( 4.32m max x 2.77m max )

Two double glazed windows, power points, radiator.

### Bedroom 2

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed window to rear, power points, airing cupboard.

### Shower Room

Walk in 'wet room' style shower, low level flush WC, and wash hand basin. Window to rear.

### Front Garden

Lawned area and path. Side gate leading to:

### Rear Garden

South facing rear garden with a lawned area, fenced boundaries, flower borders.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/HSD111742](http://williamhbrown.co.uk/Property/HSD111742)



welcome to

## Temple Mead, Roydon Harlow

- TWO BEDROOMS
- EOT
- CHAIN FREE
- CUL-DE-SAC
- SCOPE TO IMPROVE
- VILLAGE LOCATION
- AMENITIES & STATION NEARBY
- MUST BE VIEWED INTERNALLY

Tenure: Freehold EPC Rating: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD111742 - 0005

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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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