

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.

view this property online williamhbrown.co.uk/Property/HSD111742

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.

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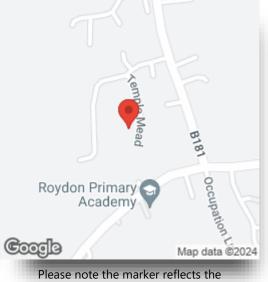
- TWO BEDROOMS
- EOT
- CHAIN FREE
- CUL-DE-SAC
- SCOPE TO IMPROVE
- VILLAGE LOCATION
- AMENITIES & STATION NEARBY
- MUST BE VIEWED INTERNALLY

Tenure: Freehold EPC Rating: C

£350,000







postcode not the actual property

The Property Ombudsman

Property Ref: HSD111742 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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