



**Price**  
**£585,000**

**Freehold**

4x  2x  2x 

**Sedge Green, Roydon,  
Essex, CM19**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Offering picturesque views to the front and rear
- Bedroom 4, the shower room and family room have there own entrance and could be used as an annex
- Large outbuilding suitable for home office
- Luxurious modern bathroom

## Accommodation

### GROUND FLOOR

Entrance Hall: 13'5 x 10'1 (4.09m x 3.08m)  
 Lounge: 15'6 x 7'3 (4.73m x 2.21m)  
 Kitchen/Diner: 27'7 x 12'9 (8.41m x 3.89m)  
 Utility Room: 7'1 x 6'9 (2.16m x 2.06m)  
 Family Room: 20'3 x 11'1 (6.18m x 3.38m)  
 Bedroom Four: 11'8 x 9'7 (3.56m x 2.92m)  
 Shower Room

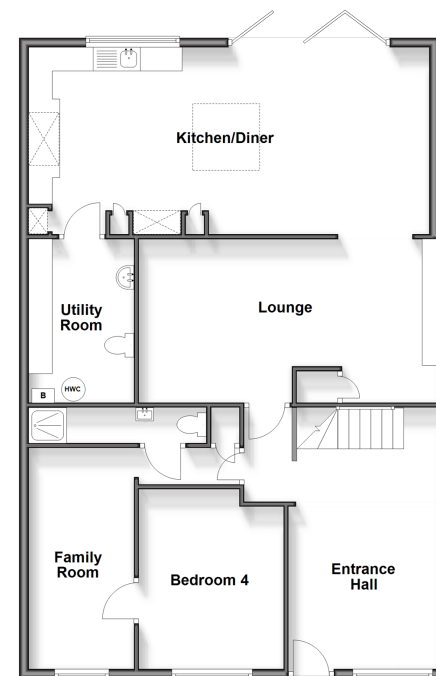
### FIRST FLOOR

Landing  
 Bedroom One: 12'0 x 8'3 up to fitted wardrobes (3.66m x 2.52m)  
 Bedroom Two: 15'8 x 8'7 (4.78m x 2.62m)  
 Bedroom Three: 11'7 (3.53m) x 7'9 (2.36m) narrowing to 5'6 minimum (1.68m)  
 Bathroom

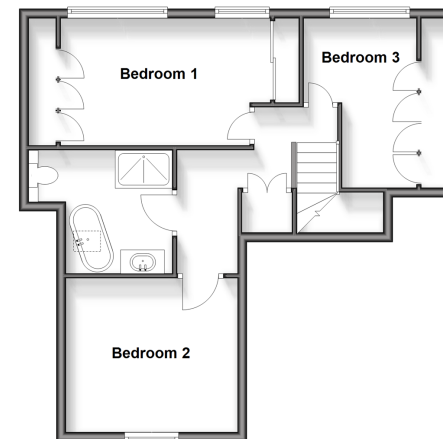
### EXTERIOR

Off Street Parking  
 Rear Garden  
 Outbuilding

**Ground Floor**  
 Approx. 112.7 sq. metres (1213.6 sq. feet)



**First Floor**  
 Approx. 53.6 sq. metres (577.2 sq. feet)



**Call Epping - 01992 560600 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.