



Kingsmead Hill, Roydon, CM19 5JG  
Guide Price £425,000

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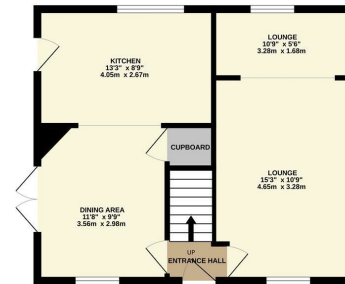
# Kingsmead Hill, Roydon, CM19 5JG

\*\* Guide Price £425,000 - £450,000\*\*

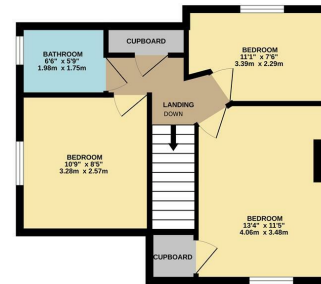
Located within the popular village of Roydon is this three bedroom semi detached house. The property comprises an entrance hall leading to a lounge, kitchen/diner with a range of fitted wall & base level units with breakfast bar area, landing, three bedrooms and a family bathroom with a white three piece-suite. Outside the large rear garden offers lawn and patio areas a workshop/outbuilding and side access. The property offers potential to extend subject to planning permission. Please note there is no allocated parking available however, there is an open air car park just a short walk from the property. Kingsmead Hill is located in the popular village of Roydon which offers local schooling, village shop and train station with access to London Liverpool Street station.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



REYLAND:JOHNSON:KH

TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	50

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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