



Hansells Mead, Roydon, CM19 5HZ

£450,000



# Hansells Mead, Roydon, CM19 5HZ

Offered for sale with no onward chain is this three bedroom semi detached house with driveway parking for several vehicles. The property comprises an entrance hall leading to a lounge, dining area, kitchen with a range of fitted wall & base level units, ground floor bathroom with a three piece-suite, landing and three well proportioned bedrooms. Outside the rear garden is mostly laid to lawn with a patio area, side access and large garden shed. Hansells Mead is located in the popular village of Roydon which offers local shops, primary school and public houses. Roydon train station is about 0.5 miles away and offers links to London Liverpool Street Station. Chain Free.



GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



REYLAND JOHNSON/HM

TOTAL FLOOR AREA: 867 sq ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been surveyed and no guarantee is given as to their operability or accuracy.

Made with Surveyor 2D/25



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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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