



Epping Road | Roydon | CM19 5HU

Nestled along the prestigious Epping Road in Roydon, this stunning five-bedroom detached house presents an exceptional opportunity for discerning buyers. Spanning an impressive 3,188 square feet (including double garage), this property combines spacious living with modern comforts, making it an ideal family home.

Upon entering, you are greeted by four elegantly designed reception rooms, perfect for both entertaining guests and enjoying quiet family time. The layout is thoughtfully arranged to provide ample space for relaxation and social gatherings. The property also features a paved driveway that accommodates parking for up to six vehicles, complemented by a detached double garage / workshop for additional convenience.

The large rear garden is a true highlight, offering a serene outdoor space for children to play or for hosting summer barbecues. A private gate leads directly onto Roydon Playing Fields, enhancing the appeal for those who enjoy outdoor activities and leisurely strolls in nature.

The accommodation includes five well-proportioned bedrooms, ensuring comfort for all family members. The four bathrooms, three of which are en-suites, provide a luxurious touch and cater to the needs of a busy household. Constructed in the late 1950s, this home retains a classic charm. With its prime location and generous living space, this property is not to be missed. Whether you are looking for a family home or a place to entertain, this house on Epping Road is sure to impress.

The house is in Roydon Village, a popular rural community on the Herts and Essex borders, close by are the towns of Epping and Harlow. The property accessible to London from Roydon station, a few minutes walk away, and nearby St Margarets/ Stanstead Abbots, Broxbourne and Harlow stations also feeding into London's Liverpool Street Station and Tottenham Hale.

There is access to Stanstead Airport approximately 17 miles away by road, and from Roydon Station in to the Airport. Also access to junction 7 and 7a of the M11 linking to all major motorway networks.

Within the village the facilities include, a Chemist/Pharmacy, a village store with Post Office. There are two public houses/restaurants and the Roydon Marina Complex.

Roydon also has a highly regarded Primary school with a number of excellent state and private schools in the area including Haileybury, Bishop's Stortford College, Heath Mount and St Edmunds College, along with a variety of first-rate leisure facilities and a number of well-regarded golf clubs.

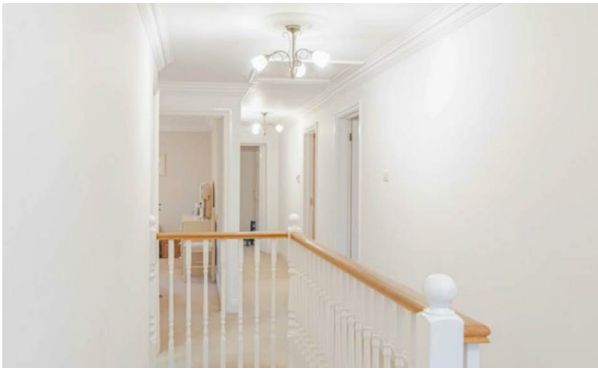
Nearest Stations*: Roydon Station 0.6 miles : Rye House Station 1.4 miles : St. Margarets (Herts) Station 2.2 miles *Distances taken from the centre of the postcode not the physical address

Services Connected

The property is connected to mains gas, electric, water and mains drainage. The property is not in a conservation area, has not flooded in the last 5 years.

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|-------------------------------------|---------------------------------------|------------------------------------|
| • Substantial, Detached Family Home | • Driveway and Detached Double Garage | • Plot Approaching 0.32 of an Acre |
| • Three En-Suites & Bathroom | • Five Bedrooms | • Five Reception Rooms |
| • Generous Rear Garden | • Farmhouse Style Kitchen/Breakfast | • Village Location |





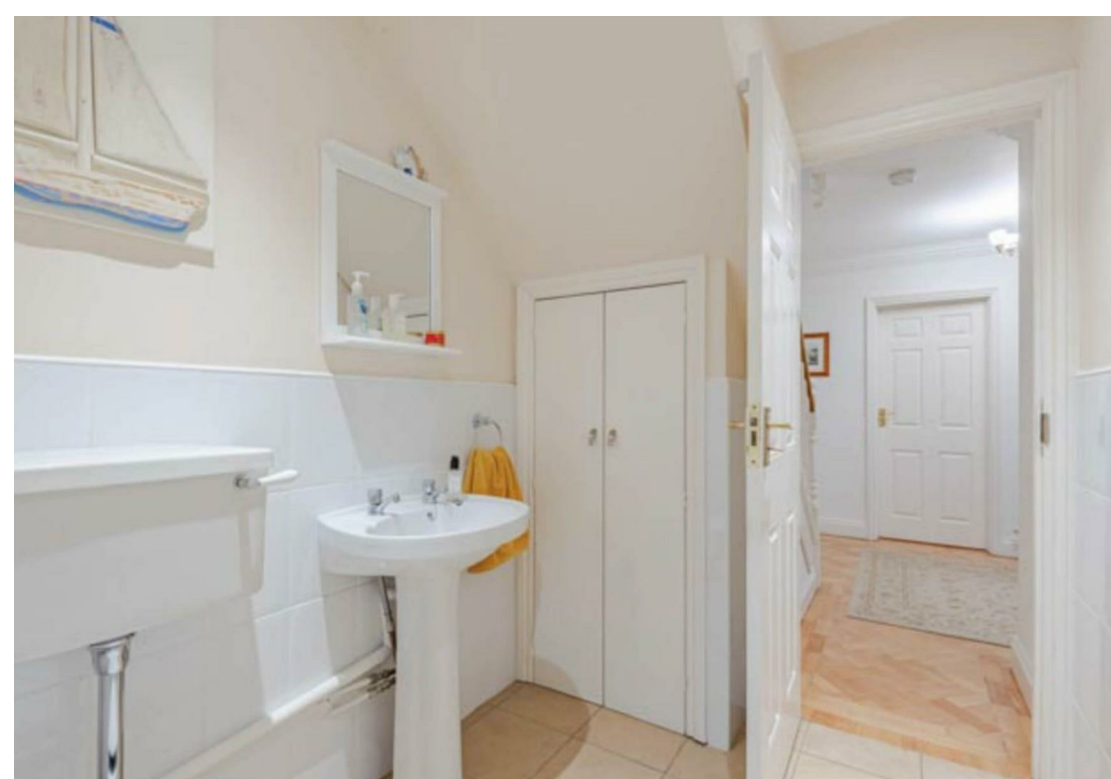
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold
 Council: Epping Forest District
 Tax Band: G

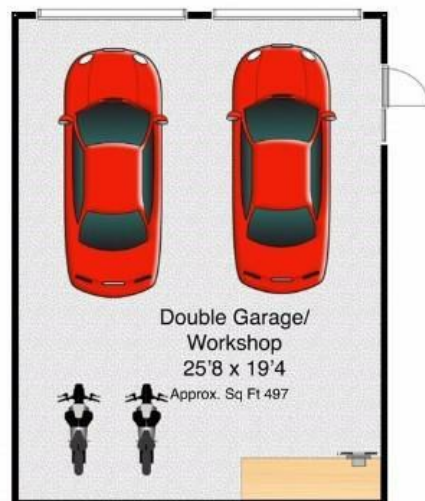




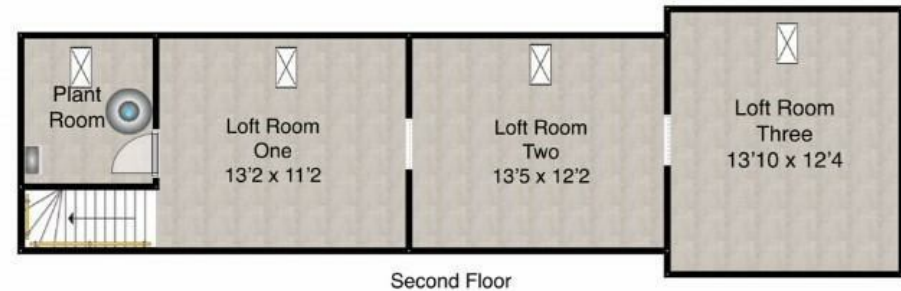








Epping Road Roydon



Total Approx. Sq Ft (excluding the loft) 3188



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Fine & Country Cheshunt

1 High Street
Cheshunt
Hertfordshire EN8 0TA
Tel: 01992 631314
cheshunt@fineandcountry.com
www.fineandcountry.co.uk

Fine & Country Hoddesdon

37 High Street
Hoddesdon
Hertfordshire EN11 8TA
Tel: 01992 449 500
hoddesdon@fineandcountry.com
www.fineandcountry.co.uk