



FINE & COUNTRY

Epping Road | Roydon | CM19 5DW |





# Epping Road | Roydon | CM19 5DW

A beautifully presented 6 Double Bedroom detached house built in 2003, situated in a plot that extends to around 0.36 of an acre, on the outskirts of Roydon Village. The property benefits from high-specification bathroom suites with underfloor electric heating and is ideal for entertaining with a heated Swimming Pool, a large Hot Tub, gated driveway with an abundance of parking.

On entering this bright and airy detached house there is an impressive Reception Hall, a modern Cloakroom, reception accommodation with a staircase leading to the first floor. The triple aspect Sitting Room has a stunning brick fireplace with a log burning stove and French doors leading out to the garden. The Living Room is currently used by the owners as a Dining Room. Additionally, there is a good sized Office / Playroom, a large Garden/ Conservatory Room, leading out onto the Large entertainment Patio.

The Garden/Conservatory Room along with the Kitchen/Dining Room has been upgraded with Amtico Flooring which continues into the Utility/ Boot Room. The Lobby beyond gives access to the garage as well as an additional reception room ideal for a Cinema Room located above.

On the first floor the main Bedroom has dual aspect windows, a Walk in Wardrobe and a high specification, fitted En-Suite Bath/Shower Room. Bedroom Two has an En-Suite Shower Room and fitted wardrobes. There are two additional bedrooms on this floor as well as a beautifully fitted Family Bath/ Shower Room.

On the top floor there is a Double Bedroom with a fitted wardrobe and a Third Bedroom Suite with an En-Suite Shower, and a Dressing Area that leads to a Storage Cupboard which houses the water tank.

## Exterior

The property is tastefully screened from the road by a hedge and has double opening electric gates that provide access to a large gravel driveway with parking for a good number of vehicles and access to the Double Garage. There is a level front garden with two lawn area, a heated Swimming Pool with an automatic safety cover and patio surround, Changing Room (with W.C.) Hot Tub and rear patio for Alfresco Dining.

## Stations

(Roydon (1.7 mi) Rye House (2.4 mi) Broxbourne (2.9 mi)

Distances are straight line measurements from centre of postcode

## Additional Info

Oil fuelled heating system, with a new oil tank and condensing boiler, both installed in July 2022

Newly built in 2003.

Mains drainage

A monitored CCTV & Alarm System

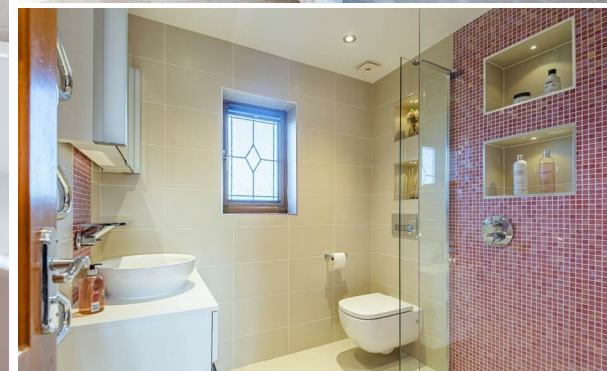
Heated Swimming Pool with an Automatic Safety Cover

Freehold

Epping Forest Council Tax Band G

- Detached House Built In 2003
- 6 Double Bedrooms
- 4 High End Bathrooms
- 4 Reception Rooms
- 0.36 of an Acre Plot
- Double Garage
- 3494 Sq Feet
- Large Kitchen/ Dining Room
- Heated Swimming Pool





**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  
 Tax Band: G







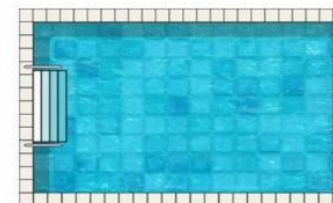




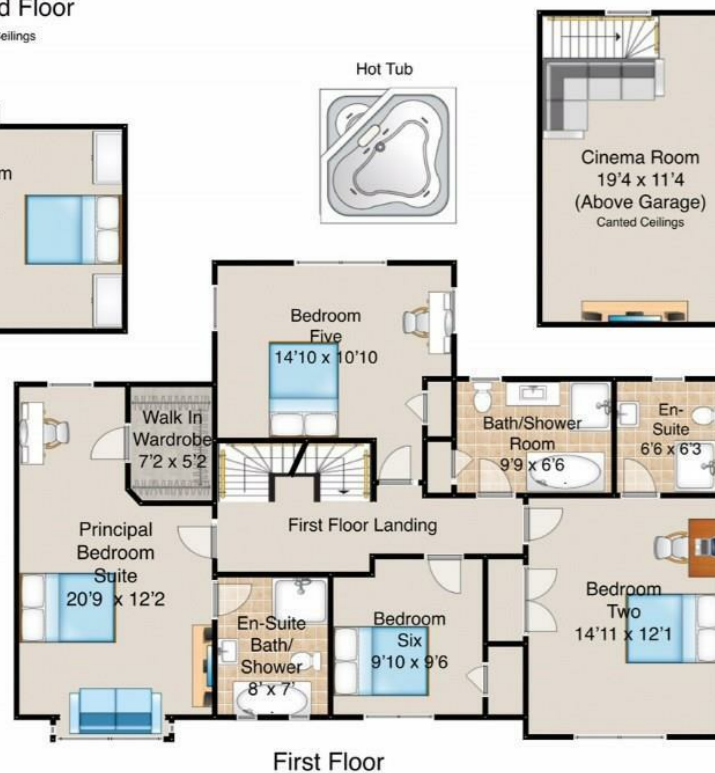
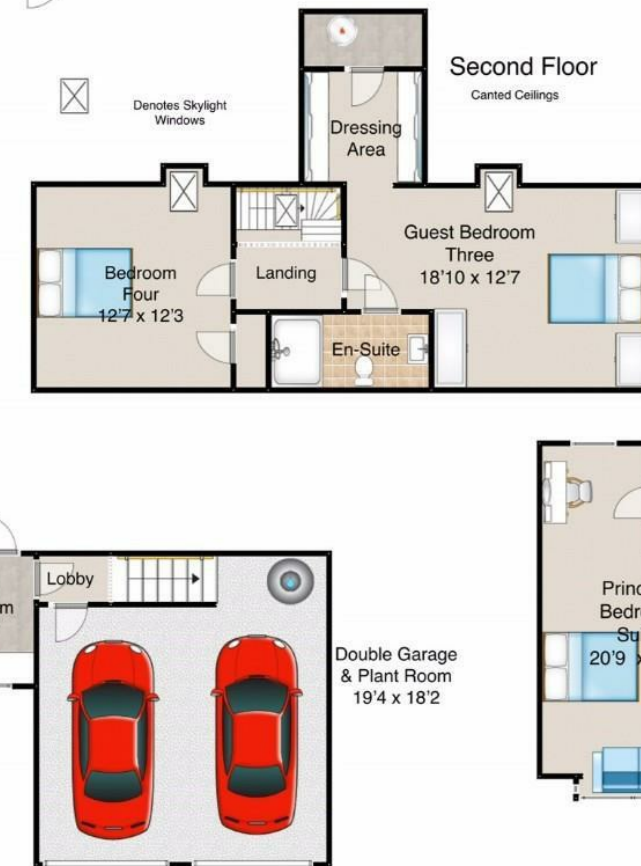


# Epping Road Roydon

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Swimming Pool





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