













# The Granary | Roydon | CM19 5EL

Nestled in the esteemed area of The Granary, Roydon, this remarkable six-bedroom detached family home presents an outstanding opportunity for those seeking a blend of spacious living and modern convenience. Built in 1988 and extending over an impressive 2,800 square feet (inc the garage), this property is designed to cater to both family life and entertaining, making it an ideal choice for a growing household.

The home boasts three well-proportioned reception rooms, providing ample space for relaxation and social gatherings. With four bathrooms, morning routines will be a breeze, ensuring comfort for all family members. The property is set on a generous plot, offering parking for up to five vehicles, a rare find in such a desirable location.

Situated within a short stroll of village amenities, residents will enjoy easy access to local shops, including a convenience store and a pharmacy. For those commuting, the main-line station is conveniently close, allowing for a swift journey to London Liverpool Street Station in just over 30 minutes and North to Bishops Stortford and Stanstead Airport. The surrounding countryside and picturesque riverside walks enhance the charm of village life, complemented by a lovely village green and a well-utilised recreation field with a tennis club.

The current owners have undertaken a thoughtful programme of improvements, enhancing both the aesthetics and eco-friendly features of this 'A' rated home. Notable upgrades include the installation of solar panels, battery storage, and an electric vehicle charging point, all of which contribute to an impressive 'A' energy efficiency rating. The property is equipped with an app-based control system, allowing for automation from your smartphone, alongside UPVC double glazing and gas-fired central heating throughout. The owners of this property are able at any time to sell their unwanted electricity to the National Grid.

To the rear of the property is a secluded garden with a swimming pool that is heated via an Air Source Heat pump, a shed that has the filtration system and a security cover that has been stalled to avoid accidents from taking place.

This exceptional family home in Roydon is not just a residence; it is a lifestyle choice, offering comfort, convenience, and a touch of modern luxury in a picturesque setting. and will be sold CHAIN FREE.

- Extended Detached House
- 4 Bathrooms
- Modern Kitchen
- 6 Double Bedrooms
- Heated Pool
- Short Walk of Station
- 3 Reception Rooms
- 4 Car Driveway
- Chain Free







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Tenure: Freehold  
Council: Epping Forest  
Tax Band: G

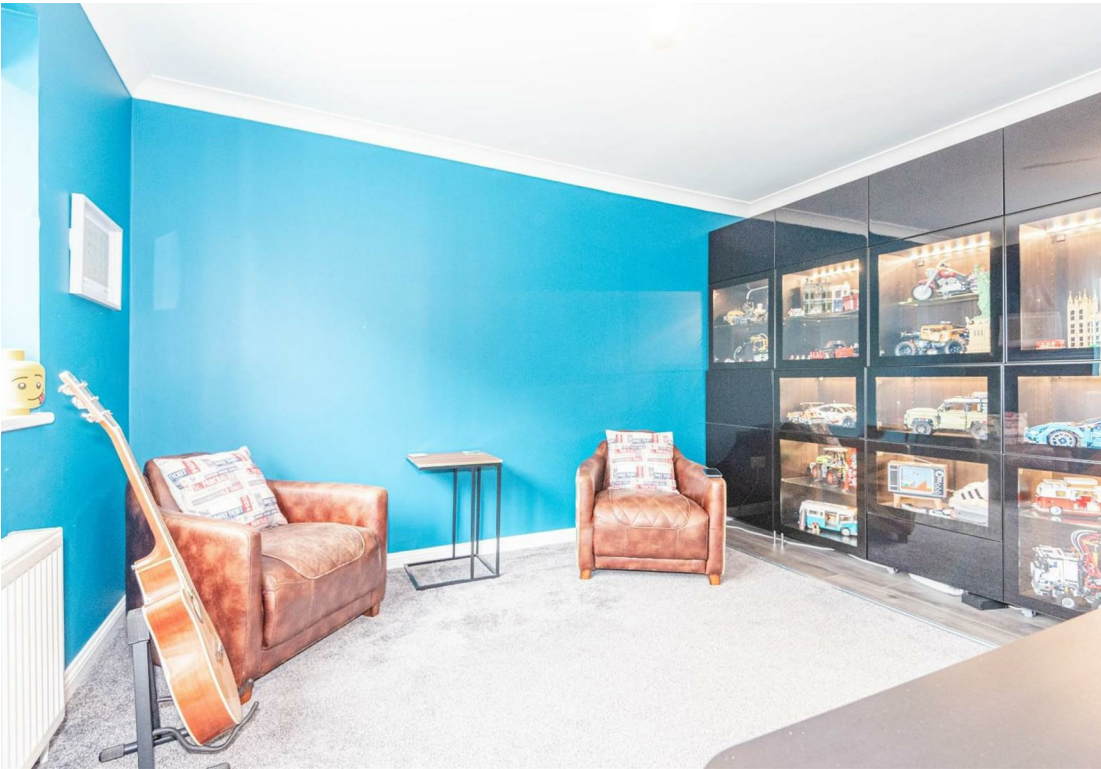














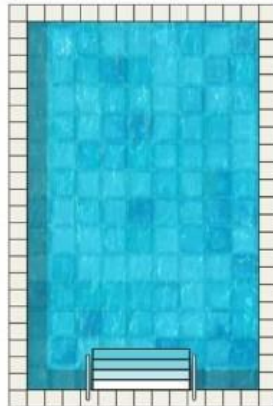








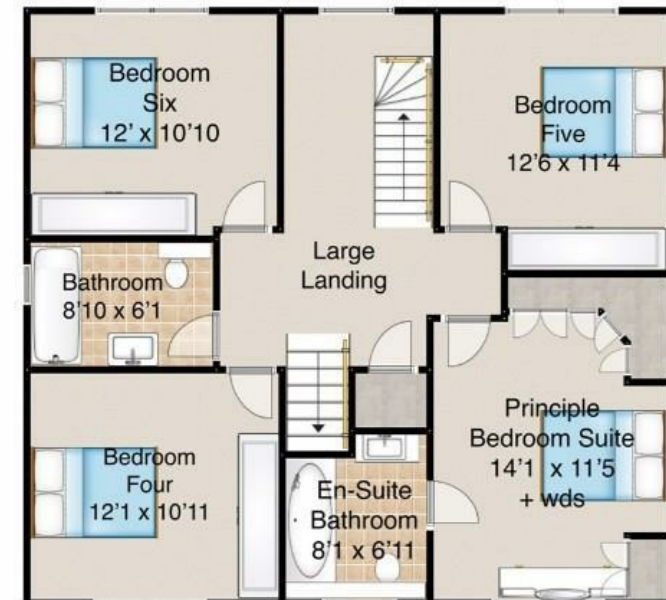
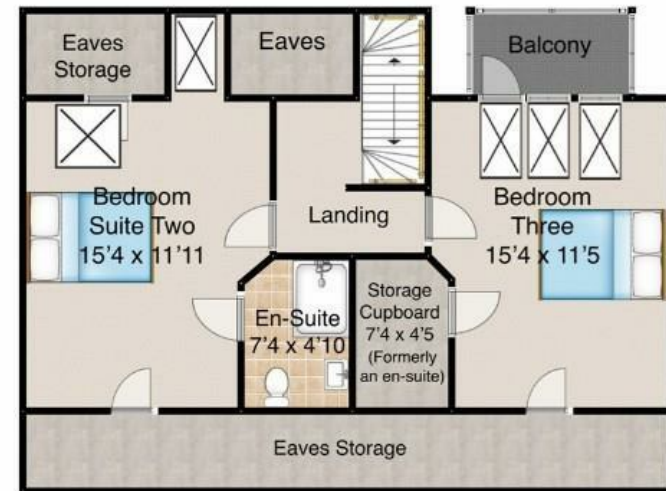
## The Granary Roydon



Approx Sq ft incuding  
Garage 2800



Denotes skylight/ lantern windows



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