



69 High Street, Roydon CM19 5EE

Guide Price **£425,000** Freehold

CHAIN FREE: Myrtle Cottage is an attractive period cottage, believed to date back to circa 1840, situated in the heart of Roydon village and just a short walk from Roydon mainline station, offering services to Cambridge, Liverpool Street and Stansted Airport.

The accommodation briefly comprises: Enclosed entrance porch, a living/dining room, fitted kitchen, ground-floor bathroom and two good-sized bedrooms to the first floor.

The property further benefits from double glazing, gas-fired central heating and an enclosed, private rear garden.

This much loved home is perfectly comfortable to move straight into, whilst offering a new owner a great opportunity to improve, putting their own style and stamp on it.

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Accommodation : Front door to:

Enclosed Entrance Porch : Windows to either side and door opening to:

Living/Dining Room - 6.24m x 3.16m (20'5" x 10'4")

Overall measurement. Double glazed window to front. Attractive red brick exposed chimney breast with space for wall mounted television. Built-in meter cupboard. Wall lights. Exposed beams. Radiator. Dining area has space for table and chairs. Stairs rising to first floor. Deep storage cupboard. Wood laminate flooring throughout.

Kitchen - 2.76m x 2.49m (9'0" x 8'2")

Fitted with a range of wall and base cabinets with complementary work surfaces over. Tiling to splash-back areas. Inset stainless steel sink and drainer. Built-in oven/grill with four ring gas hob above and extractor hood over. Spaces for fridge and freezer and washing machine. Radiator. Tiled floor. Skylight window allowing for plenty of natural light. Open plan to:

Rear Lobby : Stable style Upvc door opening to the garden and door to bathroom. Tiled floor.

Bathroom : White suite: Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush w.c. Radiator. Tiled floor. Frosted double glazed window to rear.

First Floor : Small landing with access to bedroom accommodation.

Bedroom One - 3.3m x 3.07m (10'9" x 10'0")

Double glazed window to front. Radiator.

Bedroom Two - 2.76m x 2.21m (9'0" x 7'3")

Double glazed window to rear. Radiator. Loft access hatch.

Exterior : There is a small front garden, laid to slate chippings, retained by a picket fence and pathway to front door.

Rear Garden : Fully enclosed and private garden commencing with a full width paved patio area to the immediate rear of the cottage. Steps up to a lawn area, small decked seating space. Timber garden shed to remain. Outside water tap.

Agents Note: All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators (untested)

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





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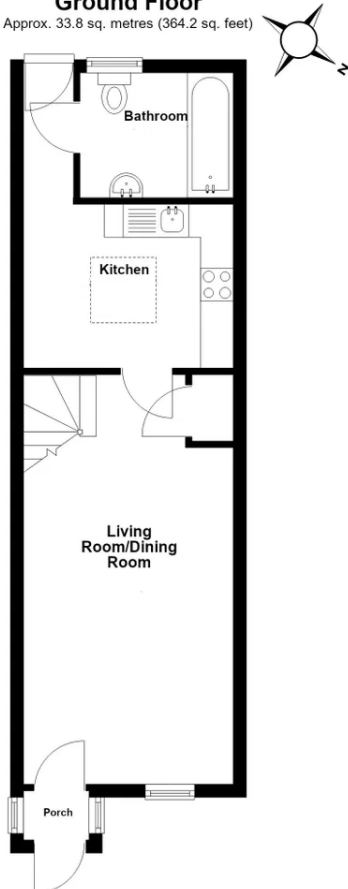
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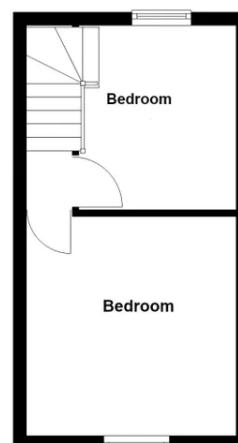
Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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High Street



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