



The Corner House, Harlow Road, Roydon

Offers Over **£600,000**

Set in a slightly elevated position and close to all village amenities, this attractive semi-detached family home offers well-presented accommodation throughout. Benefits include front and rear gardens, off-street parking, a garage, double glazing and gas central heating. The layout comprises an entrance vestibule, guest cloakroom/WC, inner hallway, fitted kitchen, spacious living/dining room, four bedrooms, and a stylish family bathroom.

Roydon is a sought after village set on the Hertfordshire/Essex border which boasts a pretty village green, High Street offering a convenience store/post office, chemist, public house/restaurant and a regarded Primary School. There is also a village hall, with a farmers market on the 2nd Saturday of each month, recreation field and tennis club, open countryside on your doorstep and beautiful walks along the River Stort towpath. Roydon station serves London Liverpool Street (approx 33 mins) and Cambridge via the Stansted Express line.

Accommodation

Front door opening to:

Enclosed Vestibule

Door to inner hall. Tiled floor. Radiator. Door to:

Guest Cloakroom

Fitted with a modern white suite: Low level w.c. and wall mounted vanity wash hand basin. Radiator in decorative cover. Tiled floor. Double glazed window to front.

Inner Hallway

Stairs ring to first floor. Radiator in decorative cover. Wood laminate floor. Door to:

Kitchen

3.27m x 2.87m (10'8" x 9'4")

Comprehensively fitted with a range of wall, base and larder units with complementary work surfaces over. Tiled splash-backs. Inset double bowl stainless steel sink and drainer with mixer tap and shower spray. Built-in 'Neff' double oven/grill and matching five ring gas hob with illuminated brush steel extractor over. Spaces for tall fridge/freezer and washing machine. Concealed 'Vaillant' gas fired boiler. Tiled floor. Coved cornice. Dual aspect double glazed windows to front and side.

Living/Dining Room

6.09m x 5.43m overall (19'11" x 17'9" overall)

Lovely bright and spacious room with two double glazed windows to side aspect and sliding patio doors opening to the rear garden. Feature red brick fireplace housing gas fired stove. Wood laminate floor. Deep under stairs storage cupboard. Three radiators, all in decorative covers. Coved cornice.

First Floor

Landing with loft access hatch. Loft has light connected and a pull-down ladder for access. Recessed airing cupboard. Radiator in decorative cover.

Bedroom One

4.16m x 3.07m (13'7" x 10'0")

Double glazed window to rear aspect. Wood laminate floor. Radiator. Coved cornice. Range of built-in wardrobe cupboards to one wall.

Bedroom Two

3.06m x 2.95m (10'0" x 9'8")

Double glazed box bay window to front aspect. Radiator, Coved cornice. Wood laminate floor.

Bedroom Three

3.22m x 2.28m (10'6" x 7'5")

Double glazed window to rear aspect. Radiator, Coved cornice. Wood laminate floor.



Bedroom Four

2.29m x 1.98m (7'6" x 6'5")

Plus deep recess. Double glazed window to front aspect. Radiator, Coved cornice.

Bathroom

3.34m x 1.80m (10'11" x 5'10")

Beautifully fitted with a stand alone ball and claw bath with wall mounted mixer taps. Vanity wash hand basin. Low level w.c with concealed cistern. Deep shelf with large curtesy mirror and over pelmet lighting. Separate shower cubicle with curved glazed screen, shower attachment and 'rain-fall' shower head. Complementary tiling to walls and floor. Chrome ladder style heated towel rail. Double glazed frosted window.

Exterior

The front of the property has been landscaped to provide a walled garden interspersed with a variety of mature planting with a pathway and steps up to the front door.

Rear Garden

The garden is partly walled and fully enclosed. To the immediate rear of the house, the decked area offers a super place to have a table and chairs, ideal for outside dining or entertaining in the warmer months. The remainder of the garden is laid to lawn with some mature specimen planting. There is a gated side access to the front. A further patio/seating area to the far rear of the garden gives access to a personal door leading into the garage. There is a further gate opening to the rear where the garage is sited.

Garage

5.45m x 2.80m (17'10" x 9'2")

With up and over door with power and light connected. There is a generous parking area in front and to the side of the garage for two/three vehicles. There is further visitors parking in the free car park located almost opposite the house, in Beaumont Park Drive.

Services

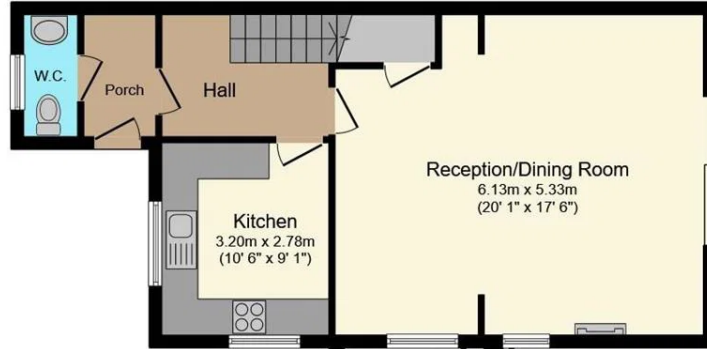
Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators.

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



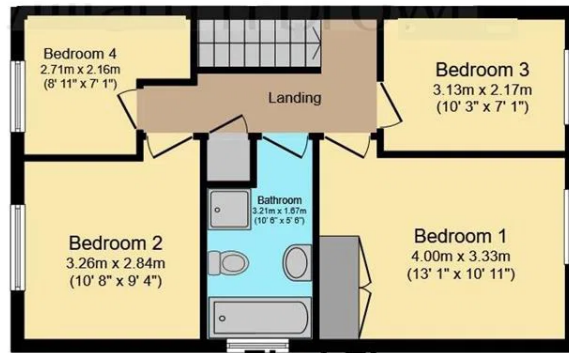
Roydon - Sales

20 High Street, Roydon CM19 5HJ



Ground Floor

Floor area 52.7 sq.m. (567 sq.ft.) approx



First Floor

Floor area 48.0 sq.m. (517 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

01920 412600

sales@oliverminton.com

<https://www.oliverminton.com/>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C	72		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		