FINE & COUNTRY

Hamlet Hill I Roydon I CM19 5LA I

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Nestled in the charming Hamlet Hill area of Roydon, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,741 square feet, the property boasts five well-appointed bedrooms and four bathrooms, making it an ideal family home.

Upon entering, you are greeted by a large hallway that leads to three inviting reception rooms, including a spacious sitting room measuring 18'9" x 15'7". The heart of the home is undoubtedly the open-plan kitchen/dining/ family room, which measures an impressive 25'7" x 22'8". This area is perfect for entertaining and family gatherings, with ample space for dining and relaxation. A delightful balcony measuring 18' x 10'7" extends from this space, offering a lovely outdoor area to enjoy the fresh air via the bifold doors.

The property features a lower ground floor games and cinema room, measuring 22'6" x 11'9", providing an excellent space for leisure and entertainment. The principal bedroom suite, located on the first floor, is a true retreat, complete with an en-suite bath/shower room. Additional bedrooms are generously sized, ensuring comfort for all family members or guests.

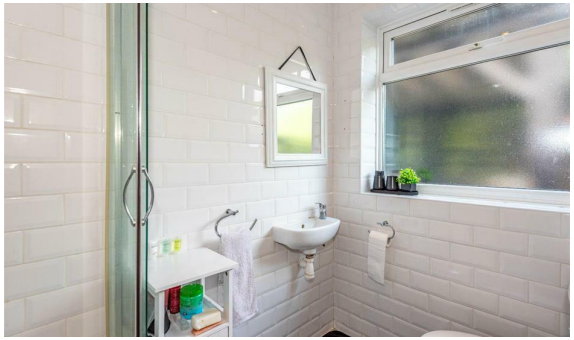
Practicality is also a key feature of this home, with a utility room and multiple driveways for convenient parking. The exterior of the property is equally appealing, providing a welcoming entrance and ample outdoor space. A covered pergola provides a seating area next to the Jacuzzi

This remarkable home in Roydon is not just a property; it is a lifestyle choice, offering a serene environment while being close to local amenities. With its spacious layout and modern features, it is sure to attract families seeking a comfortable and stylish living space.

The property has solar panels to take advantage of the large south facing roof with storage batteries or the ability to sell back to the National Grid.

At the house there is Mains drainage, water and electricity. Gas is not connected and the property has oil fired central heating.
The property is within driving distance of main line stations in Roydon and Broxbourne and the Underground at Epping

- 5/6 Bedroom Detached House
- 4 Reception Rooms
- 3 Bedrooms with En-Suite
- Family Bathroom & Utility Room
- Private Gardens & Balcony
- Covered Pergola With Jacuzzi
- Garage & Driveway
- Solar Panels With Battery
- Oil Fired Central Heating
- Approx Sq Ft 2741 + Garage



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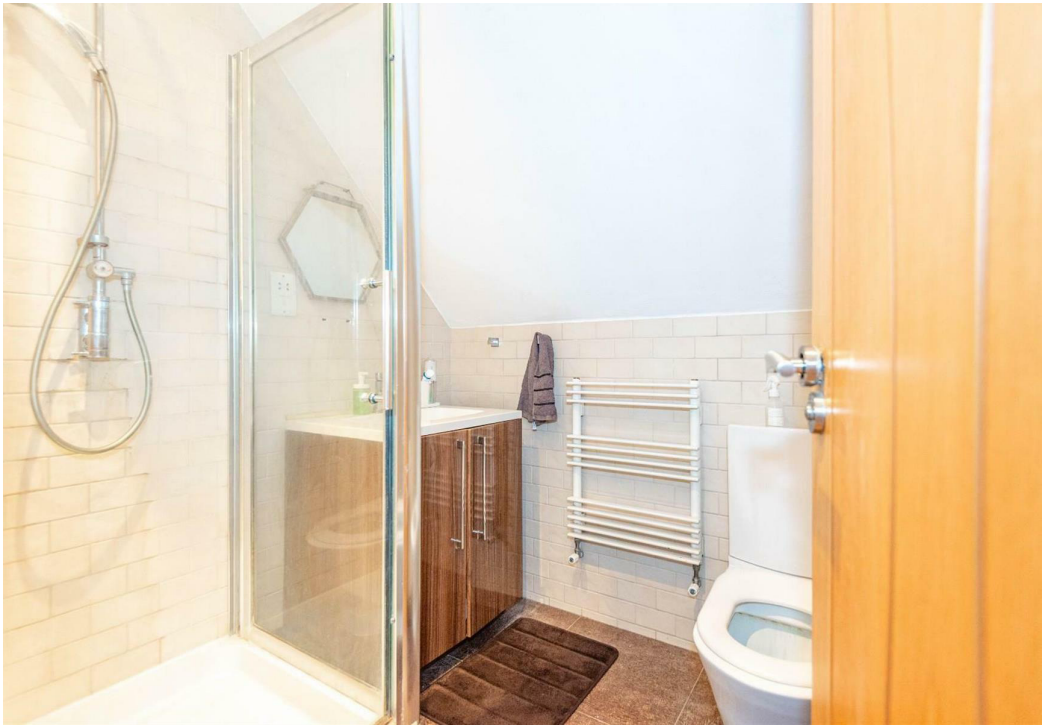
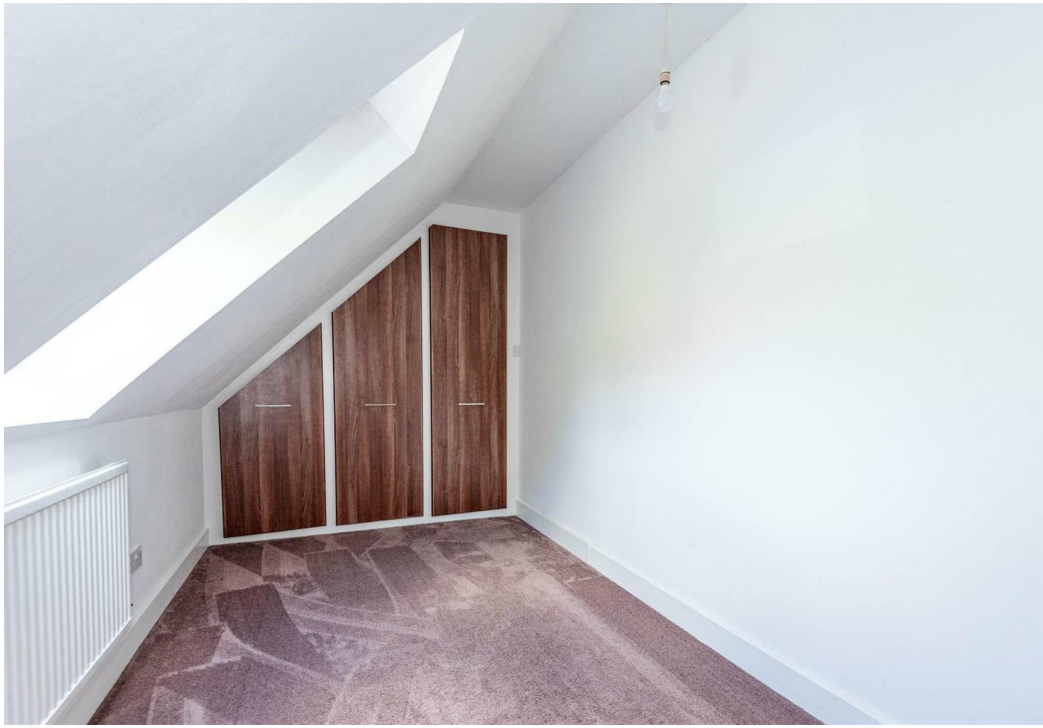
5 4 3 D

Tenure:	Freehold
Council:	Epping Forest Council
Tax Band:	E

dreams





Hamlet Hill
Roydon Hamlet

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