



**Oliver
Minton**
Village & Rural Homes



High Street, Roydon, Essex CM19 5EQ

- Guide Price £650,000 Freehold

Council Tax Band: E

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

CHAIN FREE: One of just five Georgian-inspired homes in the highly sought-after village of Roydon, recently voted the best commuter village by the Telegraph. This rarely available property is just moments from the mainline station and High Street, yet set well back from the road with a private and peaceful south facing rear garden, measuring just under 100ft.

The accommodation briefly comprises a reception hall, living room, dining room, garden room, and fitted kitchen, with parquet flooring to the all principal ground floor rooms and hall. The first floor offers four bedrooms and a large family bathroom. Double glazing and gas central heating feature throughout. Driveway parking to the front leads to an integral garage.

Roydon is a pretty village on the Herts/Essex border. There is an attractive village green, a charming High Street, Morrisons Local/post office, pharmacy, pubs, and village hall. Roydon main-line station serves London Liverpool St. (approx 33 minutes)

Accommodation

Front door opening to:

Reception Hall Built-in cloaks cupboard. Radiator. Double doors to:

Inner Hall Open plan to dining room with doors off to living room, kitchen, garage and guest cloakroom.

Guest Cloakroom/W.C Low flush w.c. Wall mounted wash hand basin.

Dining Room - 5.48m x 3.05m (17'11" x 10'0") Stairs rising to first floor with under stairs cupboard. Double glazed sliding patio doors opening to the garden room. Radiator. Coved cornice.

Living Room - 5.43m x 4.25m (17'9" x 13'11") Double glazed window to rear overlooking the garden. Feature fireplace with marble backplate and hearth. (currently not in use) Radiator. Double doors to garden room.

Garden Room - 2.93m x 2.68m (9'7" x 8'9") Full width and full height glazing and door to rear, a lovely space to sit and enjoy the lovely garden. Tiled floor.

Kitchen - 3.48m x 3.05m (11'5" x 10'0") Wide double glazed bow window to front. Fitted with a range of wall and base units with complementary work surfaces over. Tiling to splash-backs. Inset sink and drainer. Space for free standing cooker with extractor hood over. Integrated dishwasher (untested) Space for tall fridge freezer. Concealed wall mounted 'Vaillant' gas fired boiler. Radiator.

First Floor Landing with loft access hatch.

Bedroom - 4.45m x 3.09m (14'7" x 10'1") Double glazed door with full height sidelights opening to the balcony, which has a front aspect, retained by wrought iron railings. Radiator.

Bedroom - 4.27m x 3.81m (14'0" x 12'6") Measured up to wardrobes. Double glazed window to rear with lovely views over the garden, churchyard and beyond. Range of fitted wardrobe cupboards to one wall with matching drawers/dressing table. Radiator.

Bedroom - 3.72m x 3.12m (12'2" x 10'2") Double glazed window to rear aspect. Built-in triple wardrobe cupboards and dressing table unit. Radiator.

Bedroom - 3.5m x 1.56m (11'5" x 5'1") We are advised that part of this bedroom was reconfigured to enlarge the family bathroom, and it could be relatively easily reinstated to its original layout. Double-glazed window to the front. Radiator.

Bathroom - 3.49m x 2.58m (11'5" x 8'5") Fitted with a 5 piece suite: Panel enclosed bath, pedestal wash hand basin, low flush w.c, bidet and step-in shower cubicle with glazed screen and door. Heated towel rail. Shaver point. Fully tiled walls. Door to airing cupboard. Double glazed frosted window.

Integral Garage - 5.52m x 2.42m (18'1" x 7'11") Double doors to the front and personal door into the house. Power and light connected. Space and plumbing for washing machine and tumble dryer.

Exterior

To the front of the house there is an attractive, open plan front garden and driveway parking leading to the garage.

Rear Garden - 29.87m (98') A beautiful south-facing rear garden, fully enclosed, private, and unoverlooked, enjoying views towards St. Peter's Church and its grounds. The garden begins with a patio area and a small pond, with the remainder laid to lawn and bordered by mature flower and shrub beds. A timber garden shed is to remain.

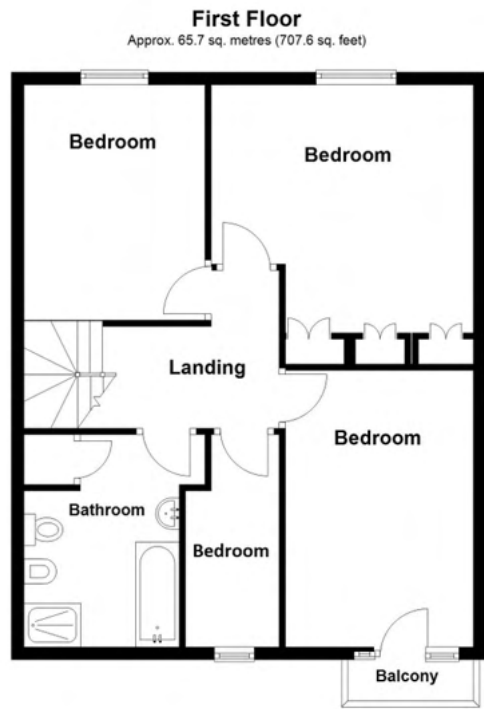
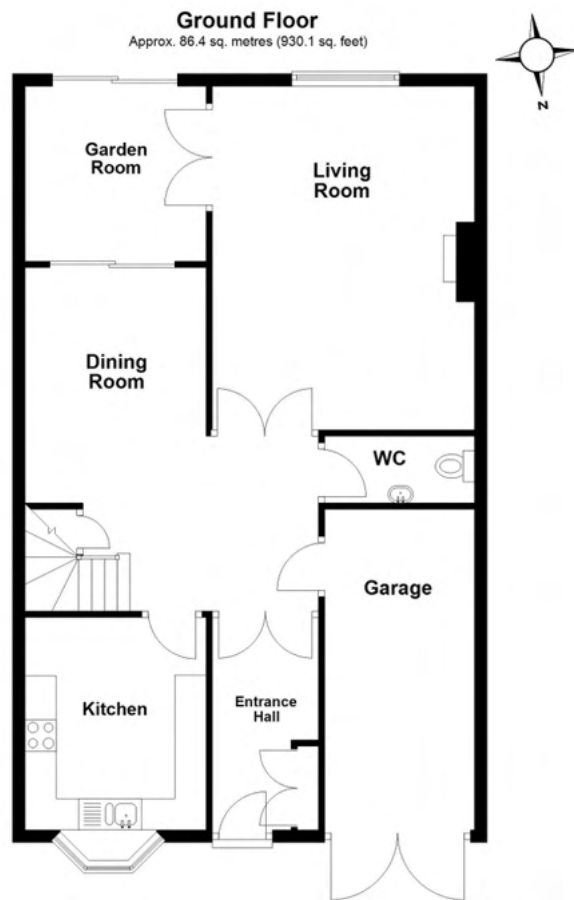
Services

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> We are advised that there is a Gigaclear superfast internet connection.





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Total area: approx. 152.2 sq. metres (1637.8 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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VIEWING ARRANGEMENTS

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Roydon Office - 01279 888212

www.oliverminton.com