



**Oliver
Minton**
Village & Rural Homes



38 Temple Mead, Roydon, Essex CM19 5EB

- Guide Price **£455,000** Freehold



**Oliver
Minton**

Council Tax Band: D

Oliver Minton Village & Rural Homes are delighted to offer this three bedroom, mid terrace family home which features a larger than average rear garden. The house is located within a quiet no-through road in the heart of the village, within easy reach of both the pretty and historic High Street and Roydon mainline railway station, offering excellent access for commuters.

Having been in the same family ownership for several decades, the property now presents an exciting opportunity for new owners to put their own stamp on the house to create a home to suit their individual tastes and requirements.

The accommodation in brief offers: Enclosed entrance porch, hall, kitchen/breakfast room, living room, garden room, utility room, three bedrooms and a shower room with separate W.C. to the first floor. Further benefits include gas central heating, Upvc double glazing and the significant advantage of being offered CHAIN FREE by the current owners.

Accommodation

Front door opening to:

Enclosed Entrance Porch Double glazed windows to either side and patio sliding door opening to:

Hallway Double glazed window to front. Built-in cloaks cupboard. Radiator. Stairs rising to first floor. Door to:

Kitchen/Breakfast Room - 3.86m x 3.68m (12'7" x 12'0") Narrowing to 2.63m (8'7") Fitted with a range of wall and base cabinets with roll edge work surfaces over. Tiled splash-backs. Inset one and a half bowl sink and drainer. Free-standing 'Belling' oven with ceramic hob to remain. Spaces for dishwasher and tall fridge/freezer. Deep, built-in larder cupboard plus additional under stairs storage. Radiator. Dual aspect windows overlooking hall to the front and garden room to the rear. Door to living room and door to utility room.

Living Room - 5.46m x 3.22m (17'10" x 10'6") Double glazed window to front aspect and window to rear looking into the garden room. Modern electric fire suite. Radiator.

Garden Room - 3.08m x 2.14m (10'1" x 7'0") Upvc double glazed windows overlooking the garden. Solid roof. Radiator. Sliding patio doors opening to utility room.

Utility Room - 2.72m x 2.14m (8'11" x 7'0") Wide double glazed windows and double doors opening to the garden. Space and plumbing for automatic washing machine. Door to:

Cloakroom/W.C Low flush W.C Wall mounted wash hand basin. Obscured double glazed window.

First Floor Landing with loft access hatch.

Bedroom - 3.25m x 3.25m (10'7" x 10'7") Double glazed window to front. Radiator. Built-in mirror fronted wardrobe cupboards to one wall. Deep recessed storage cupboard housing 'Ideal' gas fired combination boiler.

Bedroom - 3.25m x 2.68m (10'7" x 8'9") Double glazed window to front. Radiator. Range of built in bedroom furniture including wardrobes, beside cabinets, display units and over-bed storage.

Bedroom - 2.35m x 2.09m (7'8" x 6'10") Double glazed window to rear. Radiator. Recessed storage cupboard.

Shower Room Large, panelled step-in shower with curved glazed screen. Pedestal wash hand basin. Tiled walls. Radiator. Obscured double glazed window.

Separate W.C Low flush W.C. Double glazed obscured window.

Exterior

There is a walled front garden with mature planting and steps up to the front door. There may be possibility to create off street parking here, (STPP) as several other properties in the road have done so, including the neighbouring house.

Rear Garden - 15.24m x 13.72m (50'0" x 45'0") L shape, narrowing to approximately 26ft. Mature rear garden that is mainly laid to lawn with an abundance of border planting. Lovely outlook to the rear over open farmland. Outside water tap. Gated side access to pedestrian walkway leading out to the front pavement.

Services

All mains services connected. Gas central heating and domestic hot water supplied via 'Ideal' combination gas fired boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note:

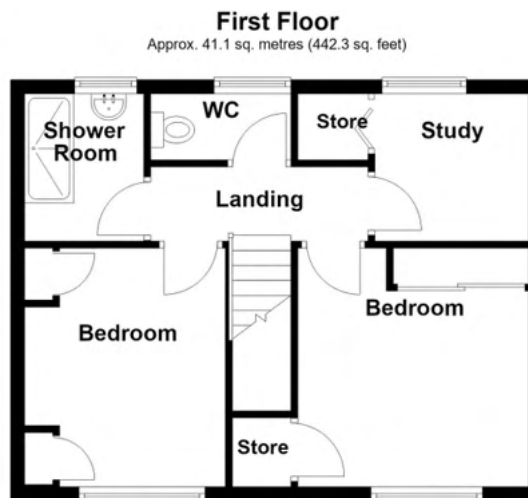
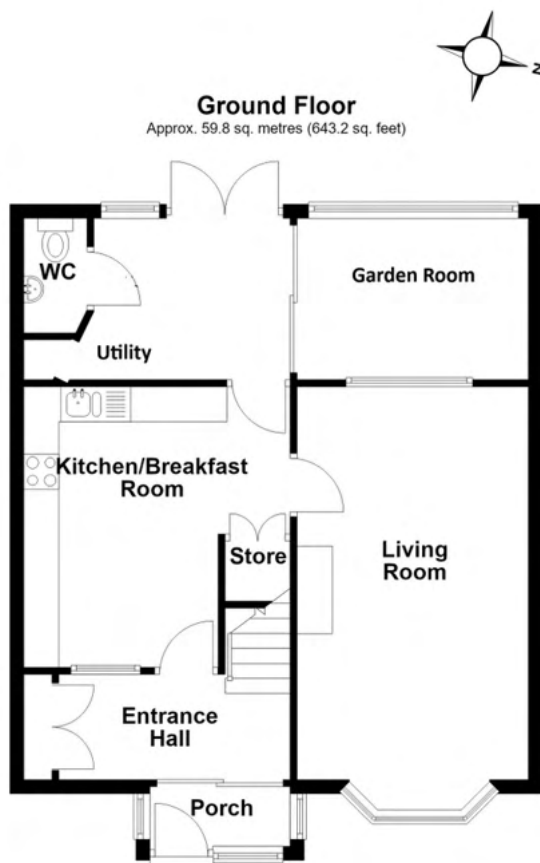
IMPORTANT PLANNING INFORMATION: The property currently enjoys views over open farmland to the rear. Prospective purchasers should be aware that an outline planning application has been submitted by Dandara and Roydon Estates Ltd for a proposed residential development at Temple Farm, High Street, Roydon, to the rear of Temple Mead.

Planning Application: EPF/1608/26. Interested parties are strongly advised to review the application, proposed plans and supporting documents before proceeding.





NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



Total area: approx. 100.8 sq. metres (1085.5 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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Temple Mead



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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

Stanstead Abbots Office - 01920 412600
Roydon Office - 01279 888212

www.oliverminton.com