



## 6 Temple Mead, Roydon CM19 5EB

Guide Price **£425,000**

**CHAIN FREE:** Having been in the same family for around 6 decades, this three bedroom family home has been well maintained throughout and is now ready for its next owner. Offering excellent potential to create a super family home tailored to your own tastes, the house is situated on a no-through road in the heart of the village, with open countryside on the doorstep and just a short walk from the High Street, Roydon mainline station and the regarded village school. The property already benefits from gas-fired central heating, Upvc double glazing and new carpeting and flooring fitted throughout. The accommodation briefly comprises: Hallway, living/dining room, kitchen, utility area, three bedrooms, a first floor family bathroom and a separate WC. The property sits well back from the road with an enclosed front garden and a private garden to the rear.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**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.



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**Accommodation** : Upvc front door with frosted sidelight opening to:

**Entrance Hall** : Stairs rising to first floor. Door to:

**Walk -In Storage Cupboard** - 1.63m x 0.9m (5'4" x 2'11")  
Upvc double glazed window to front. Wall mounted gas fired boiler. Ample storage space.

**Living/Dining Room** - 5.59m x 3.31m (18'4" x 10'10") Dual aspect double glazed window to front and rear,. Tiled fireplace with gas fire. Two radiators. Doors to hallway and kitchen.

**Kitchen** - 3.82m x 3.04m (12'6" x 9'11") Wall and base units with roll edge work surfaces. Larder cupboard. Door to further cupboard housing pre-lagged hot water cylinder. Space for free standing cooker. Radiator. Double glazed window to rear and door opening to the garden. Door to living room and door to:

**Utility Space** - 2.77m x 1.46m (9'1" x 4'9") Accessible from both the hall and kitchen, this utility/storage room houses the gas and electricity consumer units. It offers space for a large fridge/freezer along with ample additional storage. This room could easily be incorporated into the kitchen to create a larger, more open kitchen space.

**First Floor** : Landing with doors off to bedroom accommodation and bathroom/WC. Loft access hatch.

**Bedroom** - 3.33m x 3.32m (10'11" x 10'10") Double glazed window to front. Radiator. Recessed storage cupboard.

**Bedroom** - 3.3m x 2.83m (10'9" x 9'3") Double glazed window to front. Radiator. Recessed storage cupboard.

**Bedroom** - 2.44m x 2.21m (8'0" x 7'3") Double glazed window to rear. Radiator. Recessed storage cupboard.

**Bathroom** : Panel enclosed bath. Pedestal wash hand basin. Tiled splash-backs. Radiator. Frosted double glazed window to rear.

**Separate W.C** : Low flush W.C. Frosted double glazed window.

**Exterior** : The property sits well back from the road behind a good size front garden retained by hedging.

**Rear Garden** : Private rear garden with a central pathway that is mainly laid to lawn with mature shrubs bordering.

**Services** : All mains services connected: Mains electricity, gas, water and drainage. Gas fired boiler supplies domestic hot water and heating to radiators. Broadband speeds can be checked at: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

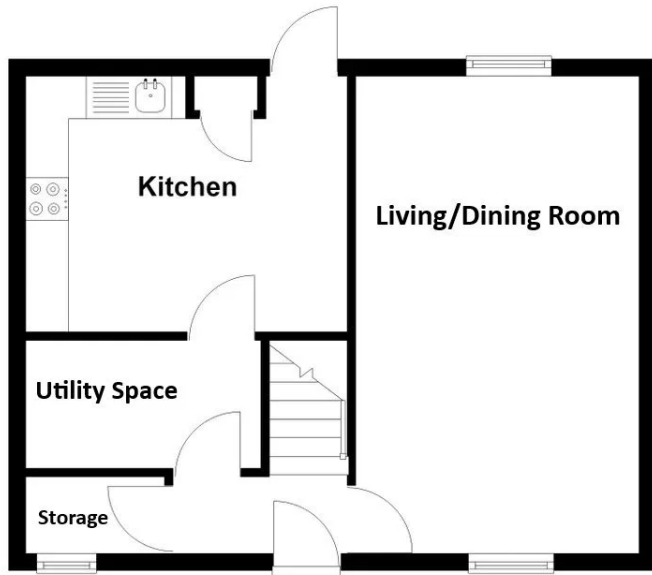






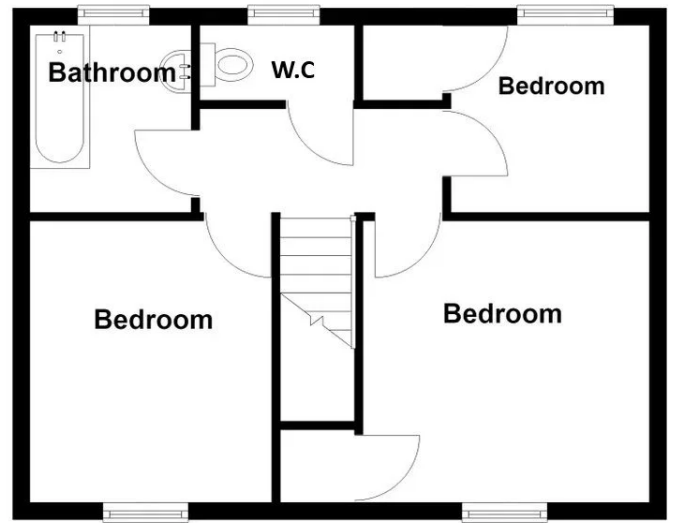
### Ground Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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