

Harlow Road, Roydon : CHAIN FREE

Guide Price **£899,500** **Freehold**

Oliver Minton
Village & Rural Homes

Council Tax Band: G

Tenure: Freehold

Property Type: Detached Bungalow with Enormous Potential

- CHAIN FREE - Detached Bungalow
- Beautifully Presented - Set in a Generous Gated Plot of Approx. 0.75 Acre
- Major Extension/Remodel Potential (STPP)
- Two Generous Reception Rooms
- Integrated Kitchen
- Principal Bedroom: Dressing Area, Walk-In Wardrobe + Luxury En-Suite
- Two Further Spacious Bedrooms
- Large Shower Room
- Garage and Double Car Port
- Less than a Mile From Village Amenities and Station









A chain free, detached three bedroom bungalow offered with full vacant possession, set centrally within a gated 0.75 acre plot, offering exceptional scope for substantial extension, first floor conversion or a replacement dwelling (subject to the usual planning consents) The property is located less than a mile from the village centre and main-line railway station providing a fast service into London.

- **Exceptional Value-Add Opportunity** – Offering significant scope to create a landmark family residence in a highly desirable area, where substantial family homes command values in excess of £1.25m.
- **Generous 0.75 Acre Plot** - Positioned centrally within private, gated grounds with wide clearance on all sides.
- **Major Extension & Remodel Potential** - Ideal footprint for a first floor addition, large side/rear extension, or a bespoke replacement dwelling (STPP)
- **Annexe and Outbuilding Scope** - Existing garage and double car port offer potential for a detached annex or studio (STPP)
- **Immediate Residential Appeal** - Well maintained, three bedroom accommodation allowing buyers to reside comfortably on-site while securing any planning consents.
- **Ready For an Immediate Move** - No onward chain, vacant possession and ready for immediate occupancy.
- **Prime Commuter Belt** - Enviably situated on the outskirts of Roydon, a charming commuter village on the Hertfordshire/Essex border. The village High Street and local primary school are within easy reach, while Roydon mainline station is just under a mile away, providing direct links to London Liverpool Street& Stansted Airport.
- **Extension/ Remodel Potential** - Subject to planning permission and the relevant consents, buyers advised to make their own enquiries.

Location

'Green Pastures' sits just under a mile from Roydon station, with regular services to London Liverpool Street in around 33 minutes and Stratford in approximately 40 minutes. Tottenham Hale can be reached in as little as 16 minutes, offering swift access to the London Underground. Trains to Bishop's Stortford take about 18 minutes for onward connections to London Stansted Airport, while an hourly service to Cambridge runs in roughly 55 minutes. The M11, M25 and A10 are all easily accessible by road.

The larger town of Harlow is only a short drive away and provides extensive shopping and leisure facilities, along with an additional mainline station.

There is a wide choice of both state and private schooling in the area.









The Property

Upon entering, you are welcomed by an impressive and generously proportioned reception hall, setting the tone for the accommodation beyond. Thoughtfully designed, the layout flows well throughout the home, creating a sense of space, comfort and connectivity.

Positioned to the right, the beautifully appointed living room benefits from plenty of natural light from dual-aspect windows, the one to the front having an attractive window seat, whilst the rear enjoys direct access onto the rear gardens and under cover seating area. There is a brick built-fireplace with timber mantle housing an open fire, giving a cosy feel in the cooler months.

The fully integrated kitchen is both stylish and functional, comprehensively fitted with an extensive range of cream, high gloss base and wall cabinets, complemented by generous work surfaces and preparation space. A rear aspect window overlooks the gardens with a door giving access to outside.

The dining room is a bright and inviting space, perfectly designed for either formal entertaining or family gatherings, once again with access opening directly onto the gardens.

The exceptional principal bedroom suite is a true retreat, enjoying an abundance of built-in storage, a substantial walk-in wardrobe and luxurious en-suite facilities of impressive proportions.

A further spacious double bedroom lies adjacent, once again benefitting from fitted bedroom furniture together with a built-in vanity wash basin.

Bedroom three enjoys an attractive front aspect and offers exceptional versatility, perfectly suited as a guest bedroom, home office or additional family accommodation.

The principal shower room is accessed from the main hall, featuring a large walk-in shower, wash basin and WC, complemented by bespoke built-in storage cupboards and a large inset mirror with courtesy lighting.

Exterior

Externally, the property occupies a delightful and mature plot of around three quarters of an acre that gives considerable scope to further enhance or enlarge the existing accommodation, subject to the necessary planning consents, should an incoming buyer wish to do so. The bungalow is approached via a gated entrance and sits centrally within its grounds, with the frontage predominantly laid to lawn and enhanced by an attractive ornamental duck pond. A sweeping driveway and extensive parking area provide ample off-road parking and lead in turn to a single garage and double carport.

A five-bar gate opens onto the beautifully landscaped, south-facing rear gardens with a secluded, south facing terrace to the immediate rear that extends across the full width of the property, while expansive lawns, interspersed with colourful planted borders, mature trees and established shrubs, create a peaceful and private setting. A timber garden shed and additional outbuilding are also included.

Detached Garage - 5.79m x 2.78m (18'11" x 9'1") Up and over door. Power and light connected. Outside water tap.

Double Cart Shed - 5.92m x 4.7m (19'5" x 15'5") Providing under cover parking for two vehicles.

Accommodation: Under cover open porch with front door opening to:

Reception Hall: Recessed cloaks cupboard. Radiator.

Living Room - 6.65m x 5.99m (21'9" x 19'7")

L shape room narrowing to 3.63m (11'11") Dual aspect windows and door to garden. Brick built fireplace with open fire. Range of bespoke bookshelves and cupboards to one wall. Two radiators.

Kitchen - 3.43m x 3.32m (11'3" x 10'10")

Attractive high gloss kitchen in a cream colour with one and a half bowl enamel sink and drainer. Integrated appliances to include: Under counter fridge and freezer, Washing machine and dishwasher. Built-in double oven/grill. Four ring ceramic hob with brushed steel illuminated extractor canopy over. Concealed wall mounted 'British GAs 330+' gas fired boiler. Window to rear aspect and stable door to garden.

Dining Room - 4.7m x 3.48m (15'5" x 11'5")

Wide floor to ceiling windows and door to the garden. Wood laminate floor. Radiator.

Principal Bedroom Suite - 10.41m x 3.81m (34'1" x 12'6")

Two windows to front aspect. Range of wardrobe cupboards to dressing area. Large walk-in clothes closet. Door to:

Luxury En-Suite Shower Room - 4.14m x 2.36m (13'6" x 7'8")

Double size, fully tiled walk-in shower with body jet system and glazed screen. Vanity wash hand basin with cupboards and drawers below. Low flush w.c. Radiator plus heated towel rail. Frosted window to rear.









Bedroom Two - 3.96m x 3.43m (12'11" x 11'3")

Window to rear aspect. Built-in wardrobe cupboards and over bed storage. Radiator. Vanity wash hand basin.

Bedroom Three - 2.95m x 2.9m (9'8" x 9'6")

Accessed from Main reception hall. Window to front aspect. Wood laminate floor. Built-in storage cupboard. Radiator.

Shower Room - 2.74m x 2.36m (8'11" x 7'8")

Modern suite: Independent shower cubicle with curved glazed screen. Built-in wall and base cupboards with large inset mirror and curtesy lighting. Vanity wash hand basin. Low flush w.c. Heated towel rail. Complementary tiling to walls and floor.

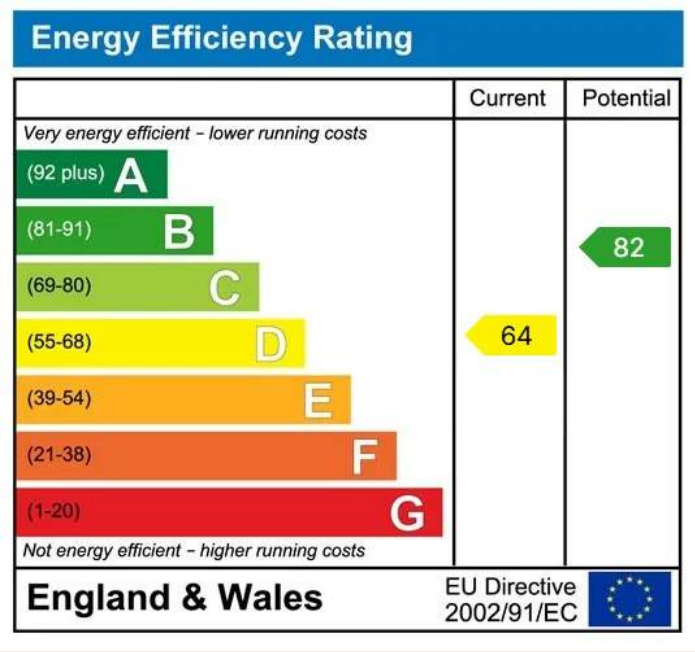
Services

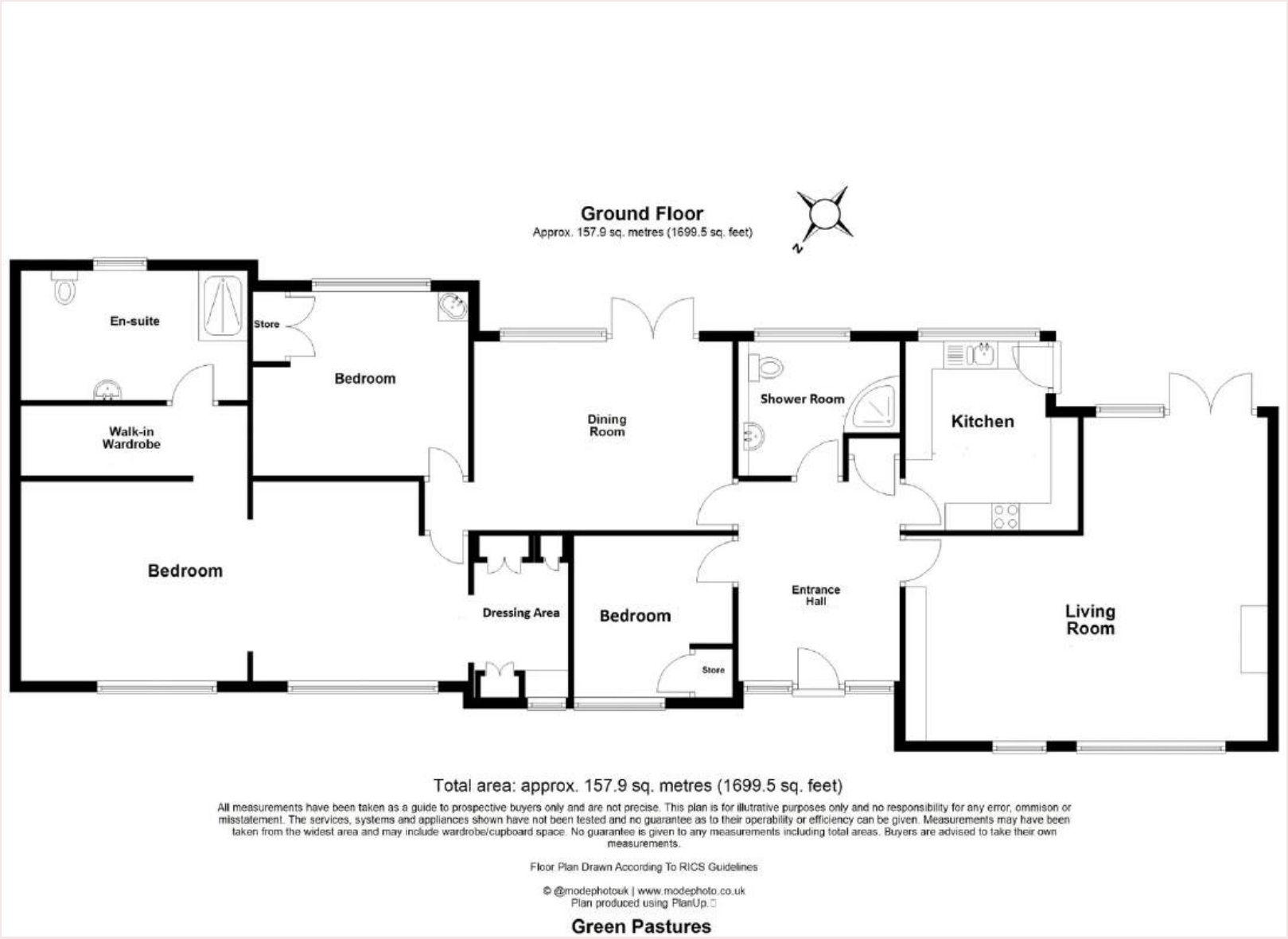
Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators. (untested)
Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
82
England & Wales
EU Directive 2002/91/EC



Stanstead Abbotts - Sales

14 High Street Stanstead Abbotts Herts SG12 8AB

01920 412600

sales@oliverminton.com

https://www.oliverminton.com/

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