



**Oliver
Minton**
Sales & Lettings

**1 MATTHEW VILLAS, OLD HOUSE LANE,
ROYDON, CM19 5DN**
£450,000 FREEHOLD

A rare opportunity to acquire a semi-detached home offering an excellent opportunity for a buyer to alter/enlarge the property as planning permission has been granted for a two storey side and single storey rear extension. The ground works/foundations are already all in place! Situated in a small hamlet, just outside Roydon village, the property sits on a generous plot with a driveway to the front providing ample parking. The current accommodation comprises: Hall, living room which is open plan to the kitchen/breakfast room, conservatory, three bedrooms to the first floor and family bathroom.





AGENTS NOTE

This property benefits from full planning permission for a two storey side extension and a single storey rear extension. The current owners have already made a start and have had the work carried out to complete the laying of the foundations and have laid brickwork to approximately 2ft. in height.

The extension will substantially increase the ground floor living accommodation to create a larger living room, a superb wrap around kitchen/breakfast/family room with bi-fold doors opening onto the garden, a cloakroom/w.c and utility area. The first floor will have three bedrooms, with the master bedroom having a generous en-suite shower room.

Further details and plans can be found on Epping Forest District Council website: www.eppingforestdc.gov.uk.
Planning Reference EPF/0472/14

CURRENT ACCOMMODATION

Upvc front door with glazed leaded light inserts opening to:

ENCLOSED ENTRANCE PORCH

Upvc double glazed windows to side aspects. Tiled floor. Open plan and step up to:

HALL

With stairs rising to first floor. Radiator. Door opening to:

OPEN PLAN LIVING AREA 23' 8" x 15' 6" (7.21m x 4.72m) narrowing to 12' 7". Overall measurement.



LOUNGE AREA 13' 6" x 12' 7" (4.11m x 3.84m)

Lovely bright room with large Upvc double glazed bay window to front aspect. Wood laminate floor. Inset shelving to alcoves. Inset shelf to chimney breast for audio/satellite equipment. Radiator. Coved cornice. Open plan to:

KITCHEN/BREAKFAST AREA 15' 6" x 10' 3" (4.72m x 3.12m)

Fitted with a range of wood wall and base units with granite work surfaces over. Matching free standing/moveable island/breakfast bar unit with drawer storage. Inset one and a half bowl stainless steel sink with mixer tap. Large range style cooker with electric ovens and five ring gas hob is to remain. Brushed steel splash-back with matching brushed steel illuminated extractor canopy over. Integrated dishwasher. Space for American style fridge/freezer. Wood laminate floor. Coved cornice. Door opening to conservatory.

CONSERVATORY 10' 7" x 9' 7" (3.23m x 2.92m)

Of Upvc double glazed construction with sliding patio doors and door opening to garden. Wood laminate floor.

FIRST FLOOR

Landing with loft access hatch. Loft houses combination gas fired boiler. Doors off to bedroom accommodation and bathroom.

BEDROOM ONE 12' 7" x 9' 8" (3.84m x 2.95m)

Upvc double glazed bay window to front aspect. Radiator. Coved cornice. Inset down-lighting to ceiling.

BEDROOM TWO 10' 7" x 7' 5" (3.23m x 2.26m)

Upvc double glazed window to rear aspect. Radiator. Coved cornice. Inset down-lighting to ceiling.

BEDROOM THREE 8' 4" x 7' 10" (2.54m x 2.39m)

Upvc double glazed window to rear aspect. Radiator. Coved cornice. Inset down-lighting to ceiling.

BATHROOM

Fitted with a modern white suite comprising: Panel enclosed bath with mixer tap and independent electric shower over with glazed screen. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Chrome heated towel rail. Upvc double glazed obscured window to front.

EXTERIOR

To the front of the property there is a generous gravel drive providing ample off street parking. Gated access to rear garden.

REAR GARDEN

The garden wraps around to the rear and side of the house. A timber log cabin/summer house is to remain with power/light and internet connection.





Tenure : Freehold

Viewing Arrangements:

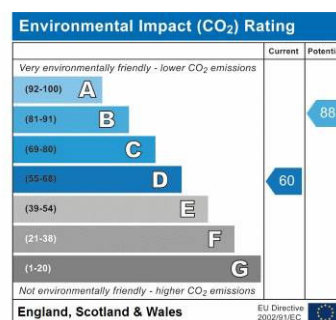
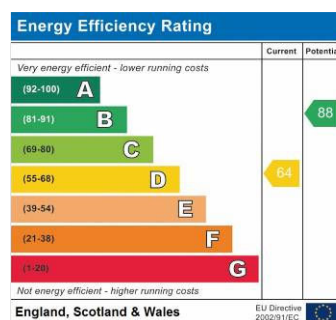
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