Shepherds
Property Sales & Lettings

Ducketts Mead I Roydon I CM19 5EG I £629,995

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Nestled in the charming area of Ducketts Mead, Roydon, this delightful detached house offers a perfect blend of space and comfort. Built in 1968, the property spans an impressive 1,892 square feet (inc carport) and is set on a generous corner plot, providing ample outdoor space for relaxation and recreation.

Upon entering, you are greeted by a welcoming entrance porch that leads to a cloakroom / w.c. The heart of the home is undoubtedly the spacious living room, measuring 17'9" x 13", which flows seamlessly into a dining area of 12'11" x 9'10". The modern kitchen/breakfast room, is ideal for culinary enthusiasts, while the family room, offers a cosy space for gatherings along with the conservatory.

The first floor boasts four generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom suite features a small dressing area and an en-suite shower room, providing a private retreat. The second bedroom, measuring 16'6" x 10'2", includes built-in wardrobes, while the remaining bedrooms are equally well-proportioned, making this home perfect for a growing family.

Outside, the property benefits from a large front garden and a double carport, and parking up to four vehicles. The rear garden offers a peaceful outdoor space, ideal for entertaining or simply enjoying the fresh air. This property is a rare find, combining modern living with the charm of a well-established neighbourhood. With its spacious layout and convenient location, it presents an excellent opportunity for those seeking a family home in a desirable area.

The property is part of the Ducketts Mead Residence Association which manages a select river frontage with Mooring Rights, fishing rights and a barbecue area for the residents' use. A small annual fee of £68 per annum is collected. (mooring rights subject to availability).

The property is connected to mains drainage, water, gas and electric. The property has not flooded in the last 5 years.

- Detached House
- 3/4 Reception Rooms
- Double Carport & Driveway
- Access to BBQ & Slipway
- Fishing Rights
- 4 Double Bedrooms
- Modern Kitchen
- Gas Central Heating
- Walking Distance of Station
- Mooring Potential for a Boat

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :	**Freehold**
Council:	**Epping Forest**
Tax Band:	**F**

Entrance Porch

Cloakroom/ W.C.

Living Room
17'9 x 13'

Dining Area
12'11 x 9'10

Kitchen/ Breakfast Room
16'5 x 9'10

Family Room
16'8 x 8'1

Conservatory
14'5 x 8'3

Landing
16'8 x 5'8

Bedroom Suite
10'10 x 9'10

Dressing Area
9'10 x 7'10 narr 2'10

En-Suite Shower Room

Bedroom Two
16'6 x 10'2 inc wds

Family Bathroom
9'10 x 5'3

Bedroom Three
10'6 x 7'9

Bedroom Four
10'6 x 8'

Exterior

Front Driveway

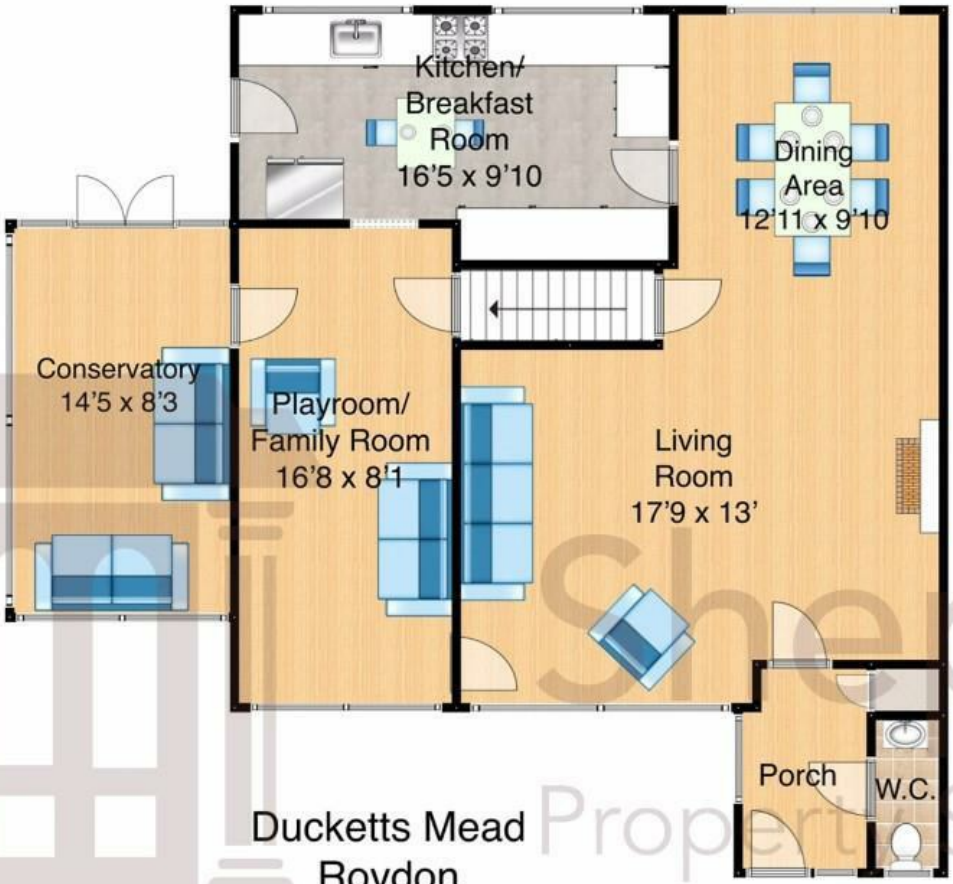
Large Corner plot Front Garden

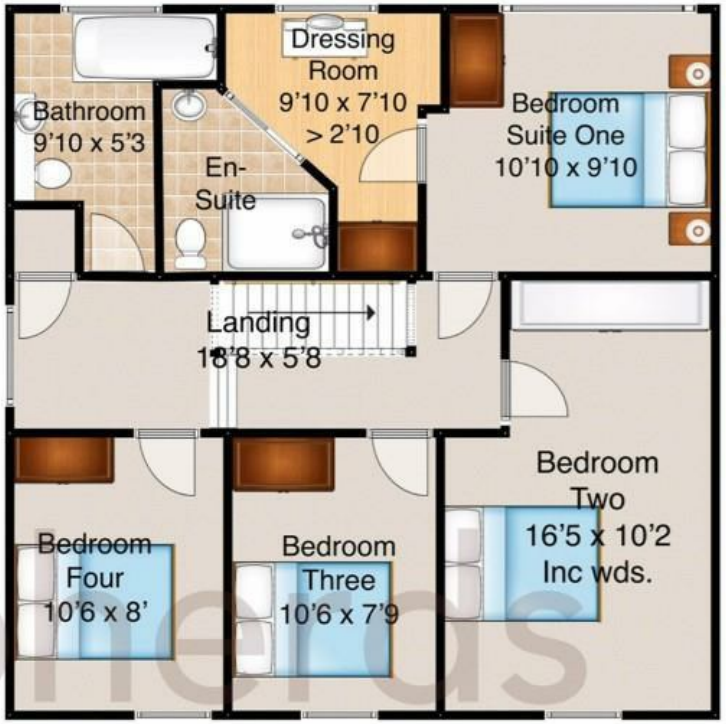
Double Carport
17'9 x 17'8

Courtyard Style Rear Garden

Agents Note:

This property does not back onto the river





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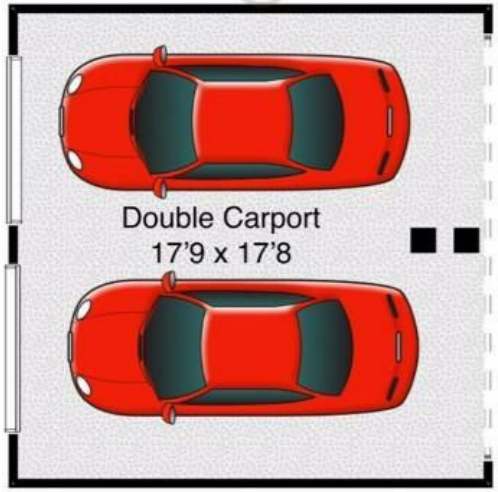

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.
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