



## 67b Roydon Road, SG12 8HQ

Guide Price **£435,000**

Oliver Minton are delighted to offer this larger-than-average, immaculately presented two bedroom home, ideally situated within easy reach of all Stanstead Abbots amenities, including St Margaret's railway station and the regarded local JMI school.

A delightful light and bright home, with most rooms enjoying a dual aspect that maximises natural light. Beautifully presented by the current owner, it offers a wonderful turnkey property ready to move straight into. The well appointed accommodation comprises: Entrance hall, guest cloakroom/WC, sitting room, and a modern fitted kitchen/dining room. On the first floor, the impressive principal bedroom spans the full width of the property, complemented by a generous second double bedroom and a stylish modern shower room. Externally, the property benefits from a low-maintenance rear garden and two allocated parking spaces, conveniently located directly behind the house.

**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** : Front door opening to:

**Entrance Hall** : Stairs rising to first floor. Radiator. Doors off to living room and kitchen/dining room. Door to:

**Guest Cloakroom/W.C** : Modern white suite: Pedestal wash hand basin. Low flush w.c. Radiator. Part tiles walls and tiled floor. Extractor fan.

**Living Room** - 4.74m x 3.28m (15'6" x 10'9")

Dual aspect with double glazed window to side and wide double doors with glazed sidelights opening to the garden. Radiator. Door to large recessed storage cupboard.

**Kitchen/Dining Room** - 4.75m x 3.32m (15'7" x 10'10")

Narrowing to 2.25m (7'4" ) Fitted with a range of wall and base cabinets with complementary worksurfaces over and tiled splash-backs. Inset one and a half bowl sink and drainer. Built-in 'Bosch' double oven/grill. Ceramic hob with illuminated extractor hood over. Integrated under counter freezer. Free standing appliances to remain include: tall fridge/freezer, washing machine and tumble dryer. Tiled floor throughout with ample space for a dining table and chairs. Dual aspect windows to front and side aspects.

**First Floor** : Landing with door to airing cupboard housing 'Worcester' gas fired combination boiler.

There is a large loft space which is insulated, part boarded with light connected. A pull down ladder gives ease of access.

**Principal Bedroom** - 4.75m x 3.28m (15'7" x 10'9")

Dual aspect windows to rear and side. Two radiators.

**Bedroom Two** - 3.47m x 3.08m (11'4" x 10'1")

Dual aspect windows to front and side. Radiator.

### **Shower Room**

Modern white suite with double size, fully tiled walk-in shower cubicle with glazed sliding door. Low flush w.c. Vanity wash hand basin with built-in cupboards below. Radiator. Extractor fan. Shaver point. Frosted double glazed window.

**Rear Garden** : Private and fully enclosed by the way of close board fencing. Landscaped for ease of maintenance with pretty flower/shrub beds. Timber garden shed to remain. Rear gated access out to parking area.

**Parking** : Private gate gives access to two allocated parking bays, located to the immediate rear of the garden. There is one visitors bay, offered on a first come-first served basis.

**Services** : Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





# Stanstead Abbots - Sales

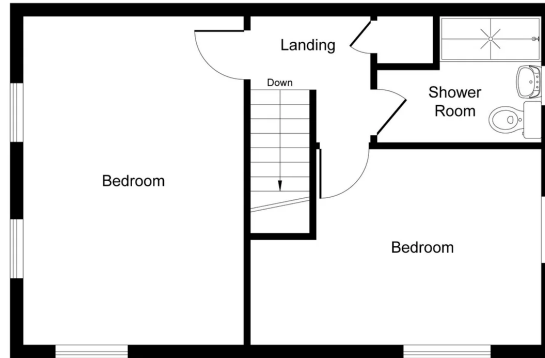
14 High Street Stanstead Abbots Herts SG12 8AB



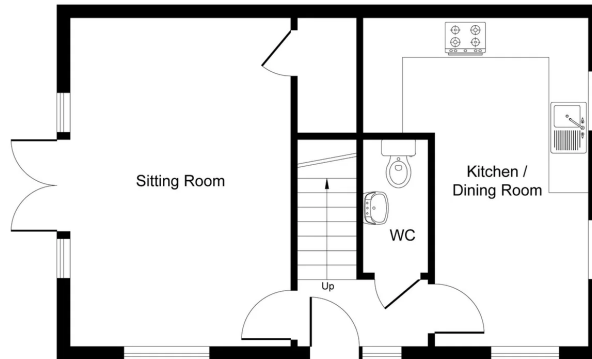
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## Roydon Rd, Stanstead Abbots

Approximate Gross Internal Area = 849 sq. ft / 78.90 sq. m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616