



16 Little Brook Road, Roydon, Essex, CM19 5LR

Guide Price

£795,000 Freehold



This substantial four/five-bedroom detached residence offers approximately 1835 sq ft of well arranged accommodation set across two spacious floors, complemented by a private and partly walled rear garden, ideal for both family living and entertaining.

Occupying a desirable position at the head of a quiet cul-de-sac, amongst similarly attractive family homes, the property enjoys a peaceful and secluded setting whilst remaining conveniently placed for local amenities and transport links. Further benefits include a generous and versatile living space throughout, together with the advantage of being offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

The Property : The welcoming reception hall provides access to a study, guest cloakroom/w.c, and two reception rooms. The dual aspect sitting room, features an open fire with a limestone fireplace and hearth. Patio doors open directly onto the rear garden. The adjacent dining room has a wide walk-in bay window giving a pleasant aspect over the rear garden.

The spacious kitchen/breakfast room is designed for modern family living, offering ample space for a dining table and direct access to the rear garden via patio doors. The kitchen area is fitted with a range wall and base cupboards, with a selection of integrated appliances. A separate utility room provides additional storage and space for laundry appliances, together with further access to outside.

To the first floor, a generous landing leads to the principal bedroom, which benefits from a range of modern, free standing furniture. The large en-suite bathroom is fitted with a five piece suite. There are three further generous bedrooms, a nursery room/study and a family bathroom featuring a separate shower.

Exterior : Externally, the property occupies a wide corner plot. A private driveway leads to the detached double garage, which benefits from light and power and a courtesy door opening to the kitchen. The remainder is laid to lawn and remains private by way of evergreen hedging that borders the garden.

The rear garden is fully enclosed, partly walled with the remainder fenced. The garden includes a paved patio spanning the full width of the house and a lawn with established shrub borders. There is also a water tap and a timber garden shed to remain. Mature trees provide a private backdrop.

Offered with no onward chain, this property has been recently redecorated throughout and professionally cleaned to a high standard. Benefitting from gas-fired central heating via radiators and uPVC double glazing throughout, the house is ready for immediate occupation, allowing a buyer to move straight in and add their own personal touch to this lovely home.

Whilst the kitchen and bathrooms are functional and serviceable, they offer scope for some updating to suit individual tastes.

Accommodation : Reception Hall : Stairs rising to first floor. Radiator.

Guest Cloakroom/W.C : Low flush w.c. Corner wash hand basin. Radiator in cover. Tiled floor. Extractor fan.

Study - 2.9m x 1.85m (9'6" x 6'0") Double glazed window to front. Radiator.

Sitting Room - 6.01m x 3.4m (19'8" x 11'1") Dual aspect, with double glazed window to front and sliding patio doors to rear. Feature open fireplace. Radiator. Wood laminate flooring.

Dining Room - 3.48m x 3.14m (11'5" x 10'3") Wide double glazed bay window to rear. Radiator. Wood laminate flooring.

Kitchen/Breakfast Room - 4.66m x 4.54m (15'3" x 14'10") Narrowing to 2.32m ((7'7") Wall and base units with complementary work surfaces over. Inset stainless steel sink and drainer. Built-in double oven/grill. Four ring gas hob. Integrated fridge freezer. Free standing dishwasher. Double glazed window to rear and patio doors opening to the rear garden. Radiator. Door to:

Utility Room - 2.27m x 1.45m (7'5" x 4'9") Base units with counter top. Spaces and plumbing for washing machine and tumble dryer. Double glazed window and door to outside.

First Floor : Spacious landing. Door to airing cupboard housing 'Megaflow' hot water tank. Loft access hatch.

Principal Bedroom - 5.88m x 4.12m (19'3" x 13'6") Narrowing to 2.64m (8'7") Two double glazed windows to rear aspect. Range of free standing bedroom furniture : wardrobe cupboards, chest of drawers and bedside cabinets. Two radiators. Door to:

En-Suite Bathroom - 3.8m x 2.25m (12'5" x 7'4") Corner panel enclosed bath. Twin pedestal wash hand basins. Bidet. Double glazed frosted window. Radiator.

Bedroom - 3.46m x 2.53m (11'4" x 8'3") Double glazed window to front. Radiator. Recessed built-in wardrobe cupboard.

Bedroom - 3.46m x 2.64m (11'4" x 8'7") Double glazed window to rear. Radiator. Recessed built-in wardrobe cupboard.

Bedroom - 2.64m x 2.37m (8'7" x 7'9") Double glazed window to rear. Radiator.

Nursery Room/Study - 1.99m x 1.88m (6'6" x 6'2") Double glazed window to front. Radiator.

Family Bathroom - 2.93m x 2.22m (9'7" x 7'3") Panel enclosed bath. Recessed shower cubicle with glazed door. Pedestal wash hand basin. Low flush w.c. Radiator. Double glazed frosted window.

Double Garage - 4.77m x 4.72m (15'7" x 15'5") Twin up and over doors. Light connected. Wall mounted 'Vaillant' gas fired boiler. Personal door to kitchen.

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

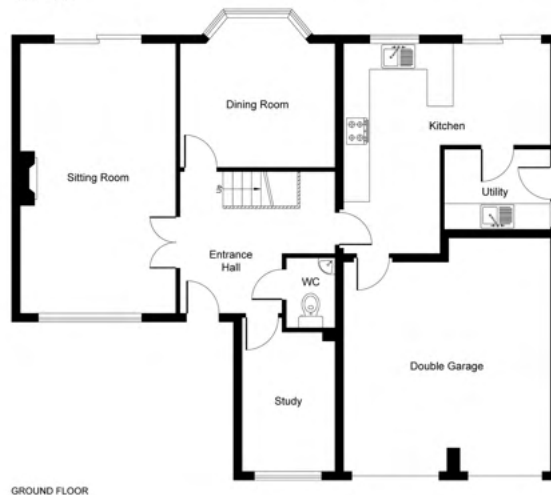
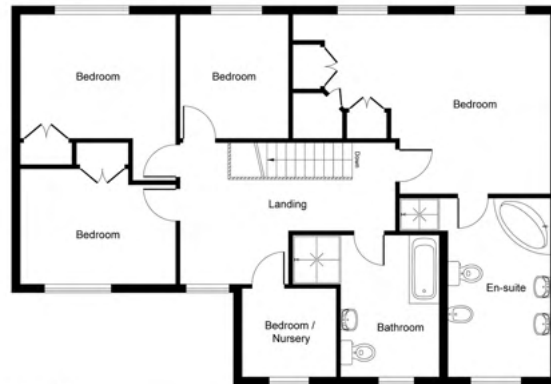






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Approximate Gross Internal Area
Main House = 1835 sq. ft / 170.53 sq. m
Garage = 266 sq. ft / 24.69 sq. m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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