



The Romney Old House Lane, Roydon Harlow CM19 5DH

welcome to

The Romney Old House Lane, Roydon Harlow

WILLIAM H BROWN are pleased to offer for sale this FOUR BEDROOM DETACHED BUNGALOW, in need of modernisation, offering private garden, off street parking and potential for improvements (STPP). Being offered with NO ONWARD CHAIN.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation Comprises

Main front door leading to:

Entrance Hall

With tiled flooring, storage cupboard, doors to:

Lounge

Dual aspect windows, tiled flooring, power points, tv point,

Kitchen / Dining Room

KITCHEN AREA: With a range of wall and base units with work surfaces and drawers under, space for gas Range, extractor fan, window and door to side

aspect. Radiator. DINING AREA: sliding doors to side aspect.

Utility Room

Space and plumbing for washing machine and tumble dryer, Window.

Bedroom 1

Window to front aspect, power points, built in wardrobes.

Bedroom 2

Radiator, window to rear aspect, laminate flooring.

Bedroom 3

Window to front aspect, power points, radiator, laminate flooring.

Bathroom

Shower bath with shower unit over, sink unit with vanity below, low flush wc. Window to rear aspect.

Master Bedroom

With dressing area, window to front aspect, radiator, power points, tiled flooring.

Dressing Area

Window to rear aspect.

Shower Room

Shower cubicle, vanity sink unit, WC, window to front aspect.

Front Garden

Off street parking.

Rear Garden

Garden to both sides of property, paved area, lawned area and fenced boundaries.

Agents Note

We are advised that planning permission has been approved for loft conversion. Ask agents for further details.



view this property online williamhbrown.co.uk/Property/HSD112884



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Detached Bungalow
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112884



Property Ref:
HSD112884 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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