

St. Ann's Cottage, Harlow Road, Roydon, CM19 5HH

Guide Price £289,995 Freehold

A charming Grade II Listed cottage, ideally situated within easy walking distance of the village High Street, mainline station and primary school.

Offered with NO ONWARD CHAIN, this delightful character property presents an excellent opportunity for buyers looking to create a delightful home that is is rich in period charm, featuring an open fireplace in the sitting room, exposed beams and original timbers throughout. While some updating would enhance the accommodation, the cottage already benefits from gas fired central heating throughout.

Deceptively spacious, the accommodation is arranged over three floors and comprises a sitting room with an open fireplace, a kitchen, a bathroom and separate W.C. to the ground floor. The first and second floors each offer a generous double bedroom, with a useful cloakroom with W.C. and washbasin on the first floor landing.

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Accommodation : Front door opening to:

Sitting Room - 5.37m x 3.18m (17'7" x 10'5")

Window to front aspect. Attractive brick open fireplace with tiled mantle and hearth. Built-in corner storage cupboard. Radiator. Door opening to staircase. Door to:

Kitchen - 3.08m x 2.39m (10'1" x 7'10")

Built-in dresser and cupboard unit. Butler sink. Spaces for appliances. There is a washing machine, fridge freezer and cooker included in the sale if required. Wall mounted 'Vaillant' gas fired boiler. red quarry tiled floor. Under stairs storage cupboard. Door to outside. Door to:

Bathroom and W.C - 2.66m x 2.14m (8'8" x 7'0")

Overall measurement incorporating the separate W.C. Panel enclosed bath. Mid-flush W.C. Radiator. Window to side. Radiator. Door to a separate W.C with window to rear. Red quarry tiled floor.

First Floor

Stairs to first floor landing with window to side aspect. Radiator. Door to bedroom and cloakroom/W.C. Stairs rising to second floor.

Bedroom - 4.01m x 3.17m (13'1" x 10'4")

Window to front aspect. Exposed floorboards. Decorative cast iron fireplace. Radiator. Built-in wardrobe cupboard.

Cloakroom/W.C

Mid-flush W.C and wall mounted wash hand basin.

Second Floor Landing

Window to rear with views over the village and surrounding countryside. Door to:

Bedroom - 4.88m x 3m (16'0" x 9'10")

Overall measurement. Window to front aspect. Exposed floorboards. Radiator. Built-in cupboard space.

Exterior

The is a small cottage style garden to the front retained by wrought iron railings and garden gate.

Parking

Although there is no parking directly outside the cottage, there is a free car park located just over the road in Beaumont Park Drive.

Services : Mains services connected: Water, drainage, electricity and gas. Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk







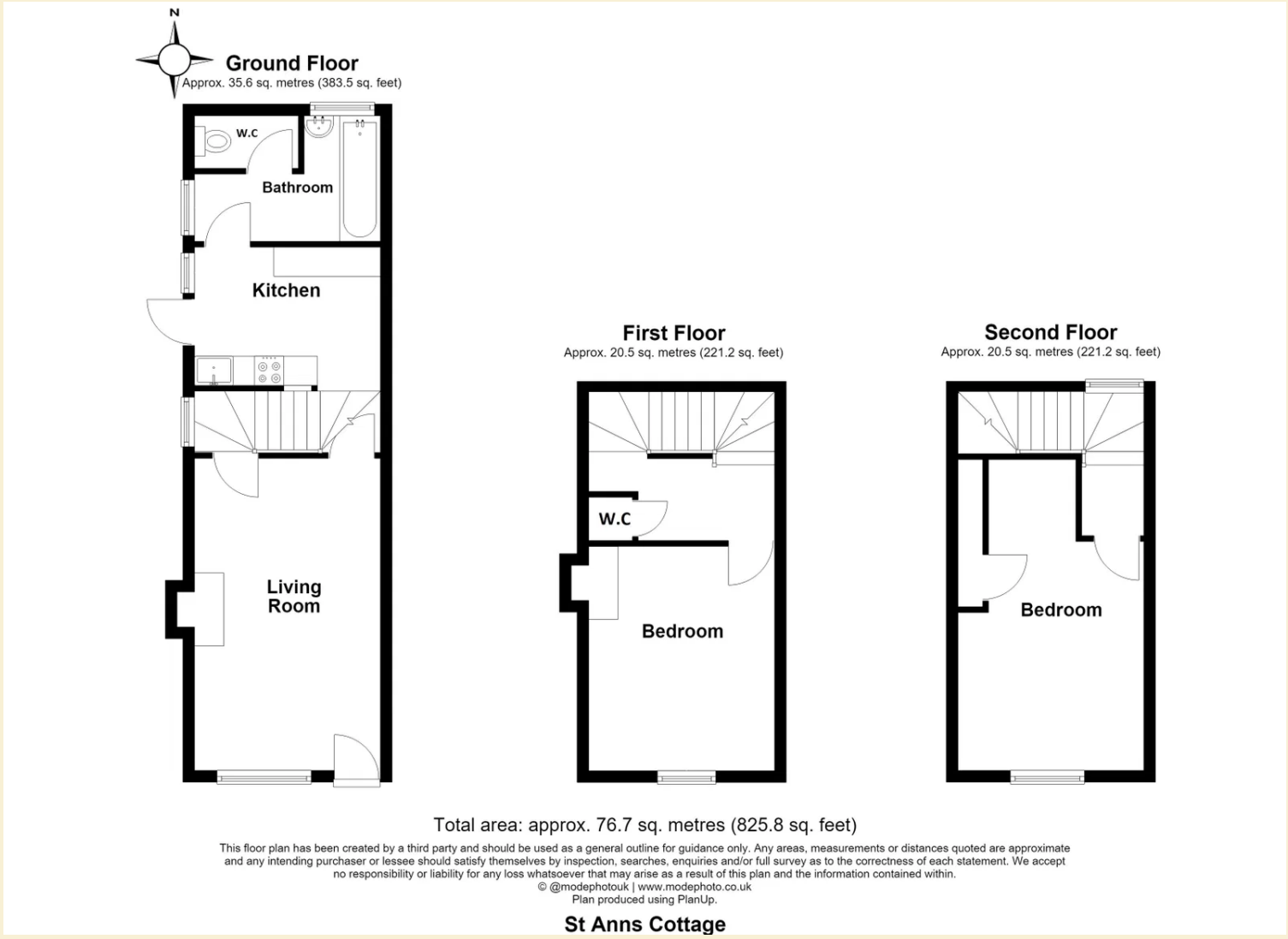




Stanstead Abbotts - Sales

14 High Street, Stanstead Abbotts, Herts SG12 8AB

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Total area: approx. 76.7 sq. metres (825.8 sq. feet)

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St Anns Cottage



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