KIRBY COLLETTI

EST 2004

RESIDENTIAL SALES & LETTINGS

58 Parkfields

Roydon, CM19 5JB

Price £550,000

3 1 2 D

NO UPWARD CHAIN!!! KIRBY COLLETTI are delighted to market this deceptively spacious THREE BEDROOM SEMI DETACHED HOUSE offering excellent accommodation in excess of 1100sq ft. Situated in this highly regarded village, the property is conveniently located for local shops, pubs, village amenities and Roydon Railway Station with regular services to London Liverpool Street, Harlow and Bishops Stortford. The village also enjoys an attractive semi-rural setting with surrounding open countryside and access to the River Stort and Lee Valley.

Some of the many features include 83ft WEST FACING REAR GARDEN, 19ft KITCHEN/DINER, Lounge, Conservatory, Utility Room, Ground Floor W.C., uPVC Double Glazing, Gas Central Heating and Parking For Numerous Cars.

- NO UPWARD CHAIN
- SOUGHT AFTER VILLAGE
- DECEPTIVELY SPACIOUS 3 BED SEMI DETACHED HOUSE
- 19ft KITCHEN/DINER
- LOUNGE
- CONSERVATORY
- 82ft WEST FACING GARDEN
- UTILITY ROOM & GROUND FLOOR W.C
- SHORT WALK TO HIGH STREET & RAILWAY STATION
- PARKING FOR NUMEROUS CARS

ACCOMMODATION

Entrance door to:

ENTRANCE HALL

Two front aspect uPVC double glazed windows. Stairs up to first floor. Doorway to Kitchen/Diner

LOUNGE

13 x 11'7 (3.96m x 3.53m)

Rear aspect uPVC double glazed window. Log burner. Opening to Kitchen/Diner.

KITCHEN/DINER

19'5 x 10 (5.92m x 3.05m)

Front aspect window and double doors to Conservatory. Range of wall and base units with quartz work surfaces over. Ceramic sink unit. Integrated Dishwasher. Built in electric oven and grill. Electric ceramic hob. Log burner. Door to:

UTILITY ROOM

12'9 x 5'2 (3.89m x 1.57m)

Dual aspect uPVC double glazed windows and door to side. Wall mounted gas boiler. Plumbing for washing machine.

GROUND FLOOR W.C.

4'10 x 3'10 (1.47m x 1.17m)

Rear aspect uPVC double glazed. Low Level W.C Wash hand basin with cupboard under.

CONSERVATORY

11 x 10'4 (3.35m x 3.15m)

uPVC Double glazed windows and doors to garden.

1st FLOOR LANDING

9'6 x 5'10 (2.90m x 1.78m)

Front aspect uPVC double glazed window. Airing cupboard. Access to loft.

BEDROOM 1

13 x 12 (3.96m x 3.66m)

Front aspect uPVC double glazed window. Built in cupboard. Fitted wardrobes.

BEDROOM 2

13 x 11'6 (3.96m x 3.51m)

Rear aspect uPVC double glazed window. Built in cupboard. Fitted wardrobes.

BEDROOM 3

8'9 x 8'3 (2.67m x 2.51m)

Front aspect uPVC double glazed window. Fitted wardrobes.

BATHROOM/W.C

7'8 x 5'9 (2.34m x 1.75m)

Side aspect uPVC double glazed window. Paneled enclosed shower ended bath with mixer tap and separate shower unit. Wall unit incorporating wash hand basin with cupboard under and toilet with concealed system. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

West facing. 82ft deep x 37ft wide. Large paved patio leading to large lawned area. Outside tap. Outside light. Pedestrian side access.

FRONT GARDEN

40ft x 37ft . Blocked paved drive providing parking for numerous vehicles.

AGENTS NOTES

COUNCIL TAX. Epping Forest - Band D

Tel: 01992471888

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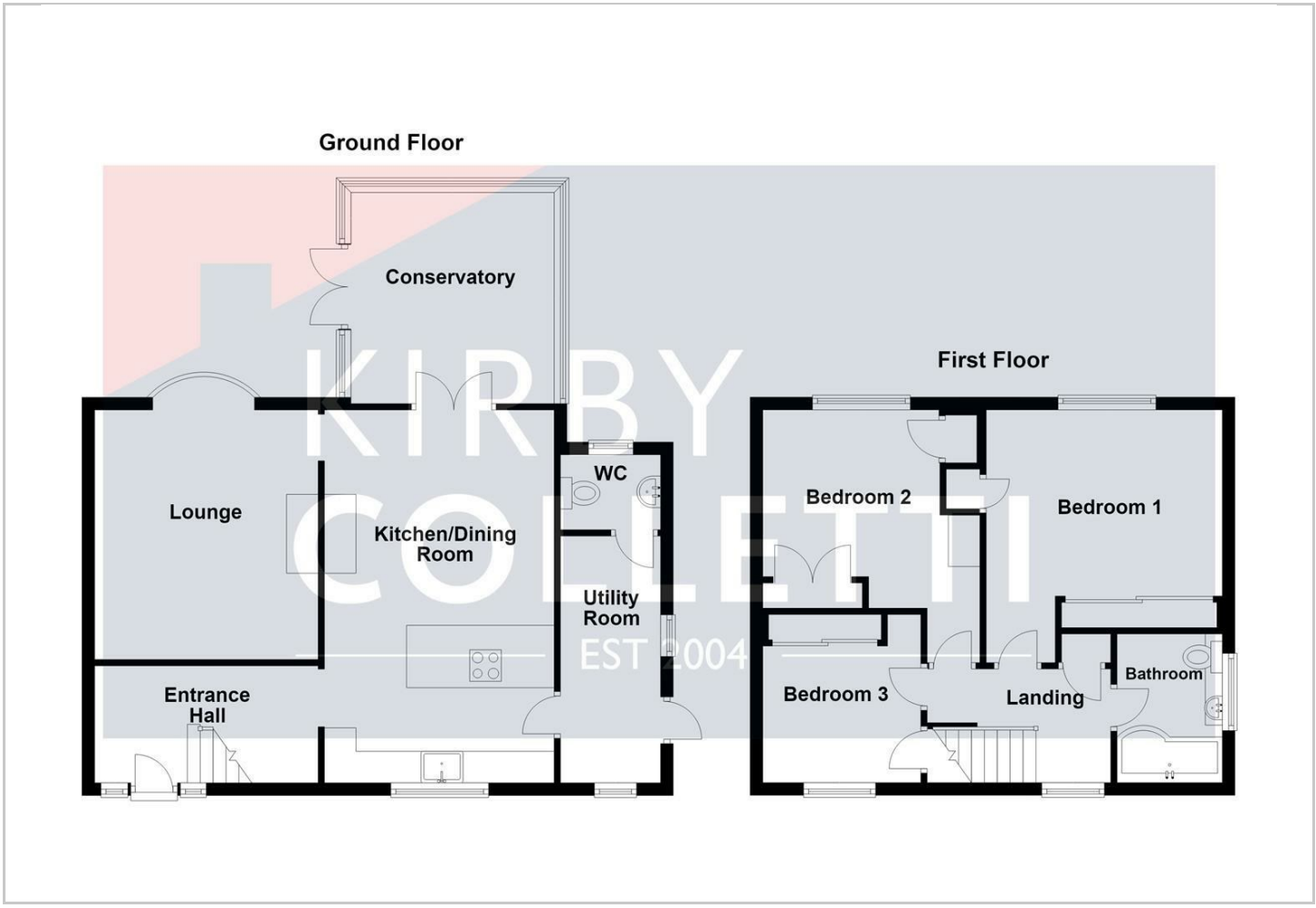
Road Map

Hybrid Map

Terrain Map

Floor Plan

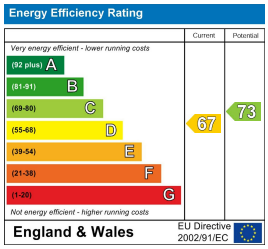


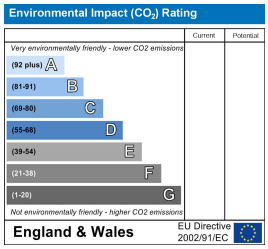
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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