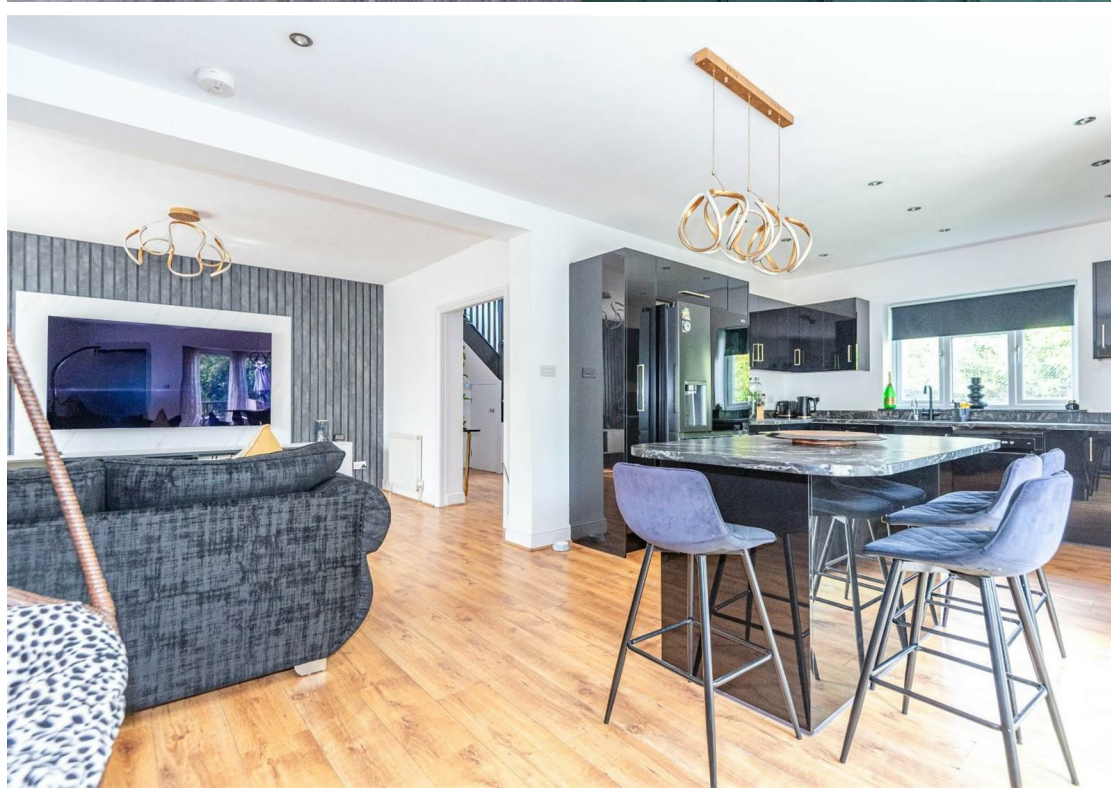
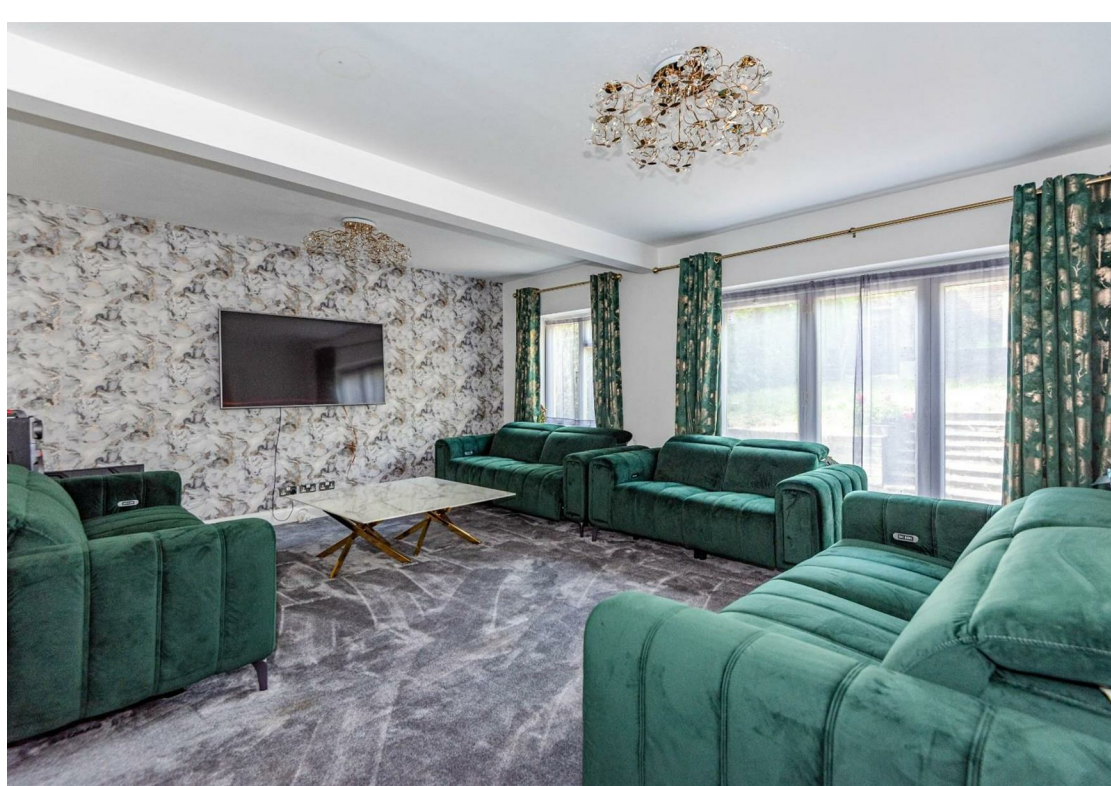




 FINE &  
COUNTRY

Hamlet Hill | Roydon | CM19 5LA |





# Hamlet Hill | Roydon | CM19 5LA

Nestled in the charming Hamlet Hill area of Roydon, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,741 square feet, the property boasts five well-appointed bedrooms and four bathrooms, making it an ideal family home.

Upon entering, you are greeted by a large hallway that leads to three inviting reception rooms, including a spacious sitting room measuring 18'9" x 15'7". The heart of the home is undoubtedly the open-plan kitchen/dining/ family room, which measures an impressive 25'7" x 22'8". This area is perfect for entertaining and family gatherings, with ample space for dining and relaxation. A delightful balcony measuring 18' x 10'7" extends from this space, offering a lovely outdoor area to enjoy the fresh air via the bifold doors.

The property features a lower ground floor games and cinema room, measuring 22'6" x 11'9", providing an excellent space for leisure and entertainment. The principal bedroom suite, located on the first floor, is a true retreat, complete with an en-suite bath/shower room. Additional bedrooms are generously sized, ensuring comfort for all family members or guests.

Practicality is also a key feature of this home, with a utility room and multiple driveways for convenient parking. The exterior of the property is equally appealing, providing a welcoming entrance and ample outdoor space. A covered pergola provides a seating area next to the Jacuzzi

This remarkable home in Roydon is not just a property; it is a lifestyle choice, offering a serene environment while being close to local amenities. With its spacious layout and modern features, it is sure to attract families seeking a comfortable and stylish living space.

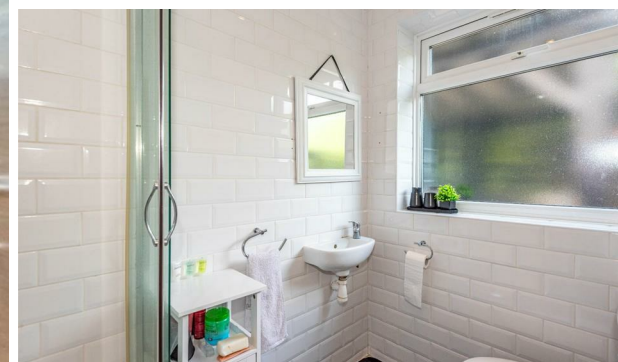
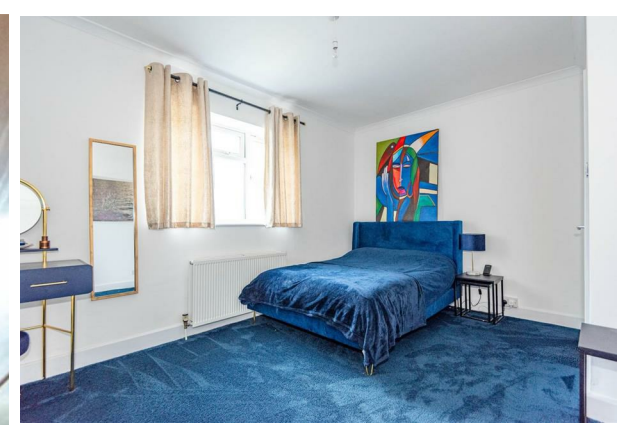
The property has solar panels to take advantage of the large south facing roof with storage batteries or the ability to sell back to the National Grid.

At the house there is Mains drainage, water and electricity. Gas is not connected and the property has oil fired central heating.

The property is within driving distance of main line stations in Roydon and Broxbourne and the Underground at Epping

- 5/6 Bedroom Detached House
- 4 Reception Rooms
- 3 Bedrooms with En-Suite
- Family Bathroom & Utility Room
- Private Gardens & Balcony
- Covered Pergola With Jacuzzi
- Garage & Driveway
- Solar Panels With Battery
- Oil Fired Central Heating
- Approx Sq Ft 2741 + Garage





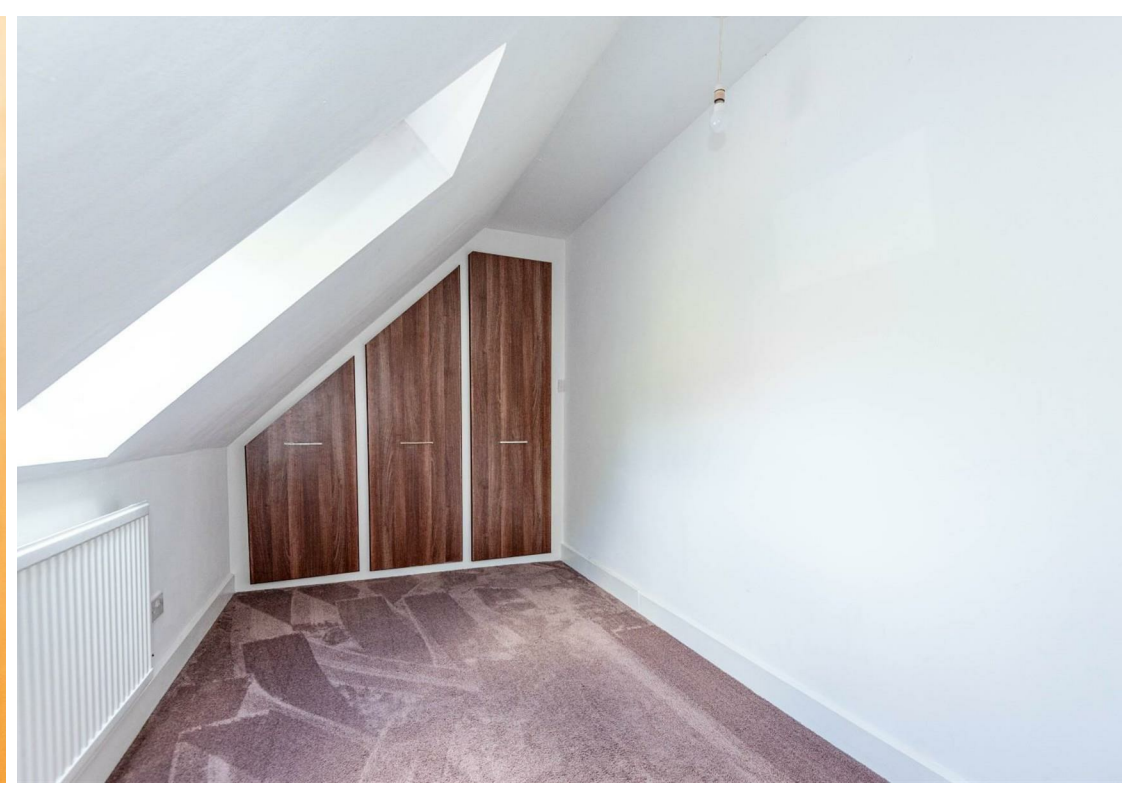
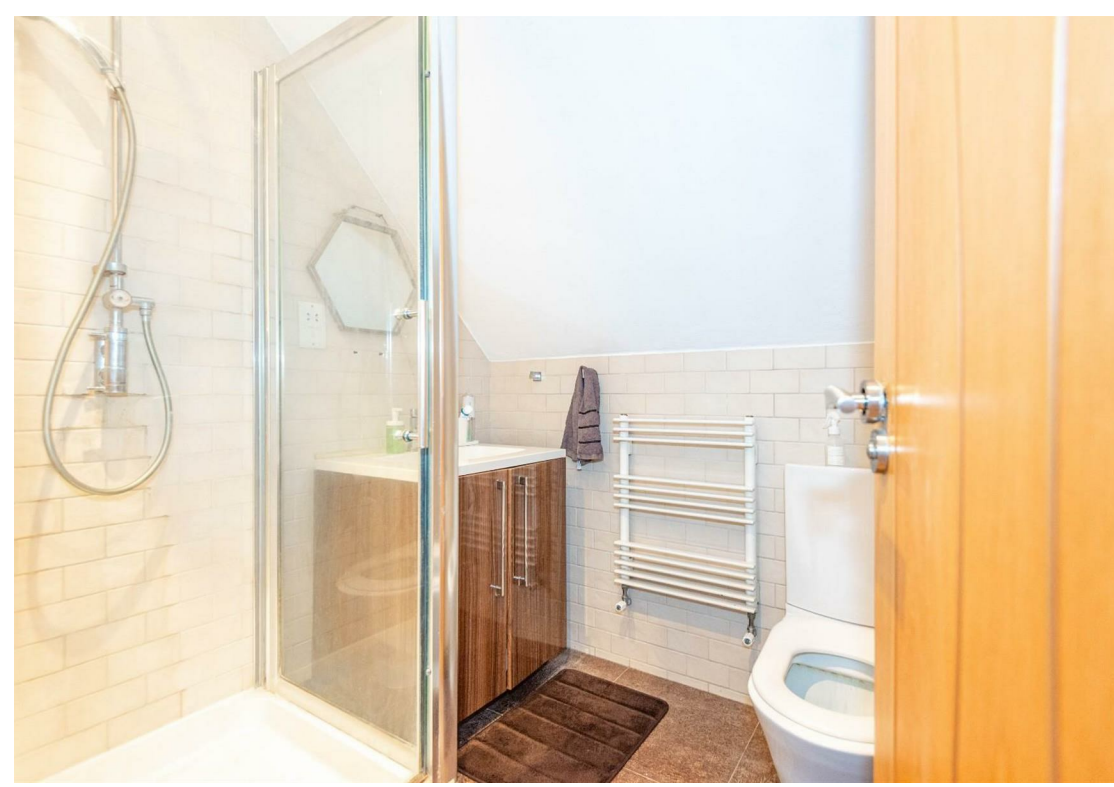
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure: Freehold  
 Council: Epping Forest Council  
 Tax Band: E











# Hamlet Hill Roydon Hamlet



Lower Ground Floor  
(7'8" Ceiling Height)



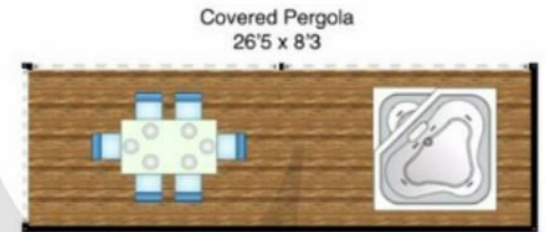
First Floor

 Denotes skylight windows

This floor plan is for guidance only and may not be accurate. Fine and Country have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Fine & Country Lea Valley



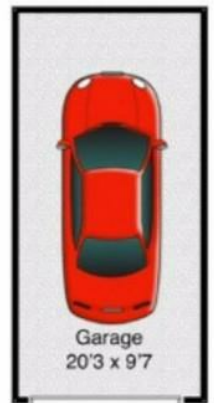
Basement Boiler Room  
14'1 x 11'1  
(Head Heigh 4'4)



Covered Pergola  
26'5 x 8'3



Ground Floor



Garage  
20'3 x 9'7



# FINE & COUNTRY

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