



**Oliver
Minton**
Sales & Lettings



'Green Pastures', Harlow Road, Roydon, Essex CM19 5HE

Guide Price
£899,500 Freehold



Oliver Minton are delighted to present this well-positioned three double bedroom detached bungalow, enviably located on the outskirts of Roydon, a charming commuter village set on the Hertfordshire/Essex border. The village High Street and local school are close by, with Roydon mainline station situated just under a mile away.

Offering beautifully presented and versatile single-storey living, this attractive home occupies a generous plot of approximately $\frac{3}{4}$ of an acre and presents excellent potential to extend or reconfigure, allowing purchasers to tailor the property to their individual requirements, subject to the usual planning consents.

The Property

Upon entering, you are welcomed by an impressive and generously proportioned reception hall, setting the tone for the accommodation beyond. Thoughtfully designed, the layout flows well throughout the home, creating a sense of space, comfort and connectivity.

Positioned to the right, the beautifully appointed living room benefits from plenty of natural light from dual-aspect windows, the one to the front having an attractive window seat, whilst the rear enjoys direct access onto the rear gardens and under cover seating area. There is a brick built-fireplace with timber mantle housing an open fire, giving a cosy feel in the cooler months.

The fully integrated kitchen is both stylish and functional, comprehensively fitted with an extensive range of cream, high gloss base and wall cabinets, complemented by generous work surfaces and preparation space. A rear aspect window overlooks the gardens with a door giving access to outside.

The dining room is a bright and inviting space, perfectly designed for either formal entertaining or family gatherings, once again with access opening directly onto the gardens.

The exceptional principal bedroom suite is a true retreat, enjoying an abundance of built-in storage, a substantial walk-in wardrobe and luxurious en-suite facilities of impressive proportions.

A further spacious double bedroom lies adjacent, once again benefitting from fitted bedroom furniture together with a built-in vanity wash basin.

Bedroom three enjoys an attractive front aspect and offers exceptional versatility, perfectly suited as a guest bedroom, home office or additional family accommodation.

The principal shower room is accessed from the main hall, featuring a large walk-in shower, wash basin and WC, complemented by bespoke built-in storage cupboards and a large inset mirror with courtesy lighting.





Exterior

Externally, the property occupies a delightful and mature plot of around three quarters of an acre that gives considerable scope to further enhance or enlarge the existing accommodation, subject to the necessary planning consents, should an incoming buyer wish to do so.

The bungalow is approached via a gated entrance and sits centrally within its grounds, with the frontage predominantly laid to lawn and enhanced by an attractive ornamental duck pond. A sweeping driveway and extensive parking area provide ample off-road parking and lead in turn to a single garage and double carport.

A five-bar gate opens onto the beautifully landscaped, south-facing rear gardens. Designed to be enjoyed throughout the seasons, the outdoor space commences with an expansive terrace and covered seating area, creating the perfect setting for alfresco dining and entertaining.

The terrace extends across the full width of the property, while the remainder of the garden is mainly laid to lawn, interspersed with colourful planted borders, mature trees and established shrubs, creating a peaceful and private setting. A timber garden shed and additional outbuilding are also included.

Detached Garage - 5.79m x 2.78m (18'11" x 9'1") Up and over door. Power and light connected. Outside water tap.

Double Cart Shed - 5.92m x 4.7m (19'5" x 15'5") Providing under cover parking for two vehicles.

Accommodation : Under cover open porch with front door opening to:

Reception Hall : Recessed cloaks cupboard. Radiator.

Living Room - 6.65m x 5.99m (21'9" x 19'7") narrowing to 3.63m (11'11")

Dual aspect windows and door to garden. Brick built fireplace with open fire. Range of bespoke bookshelves and cupboards to one wall. Two radiators.



Kitchen - 3.43m x 3.32m (11'3" x 10'10")

Attractive high gloss kitchen in a cream colour with one and a half bowl enamel sink and drainer. Integrated appliances to include: Under counter fridge and freezer, Washing machine and dishwasher. Built-in double oven/grill. Four ring ceramic hob with brushed steel illuminated extractor canopy over. Concealed wall mounted 'British GAs 330+' gas fired boiler. Window to rear aspect and stable door to garden.

Dining Room - 4.7m x 3.48m (15'5" x 11'5")

Wide floor to ceiling windows and door to the garden. Wood laminate floor. Radiator.

Principal Bedroom Suite - 10.41m x 3.81m (34'1" x 12'6")

Two windows to front aspect. Range of wardrobe cupboards to dressing area. Large walk-in clothes closet. Door to:

Luxury En-Suite Shower Room - 4.14m x 2.36m (13'6" x 7'8")

Double size, fully tiled walk-in shower with body jet system and glazed screen. Vanity wash hand basin with cupboards and drawers below. Low flush w.c. Radiator plus heated towel rail. Frosted window to rear.

Bedroom Two - 3.96m x 3.43m (12'11" x 11'3")

Window to rear aspect. Built-in wardrobe cupboards and over bed storage. Radiator. Vanity wash hand basin.

Bedroom Three - 2.95m x 2.9m (9'8" x 9'6")

Accessed from Main reception hall. Window to front aspect. Wood laminate floor. Built-in storage cupboard. Radiator.

Shower Room - 2.74m x 2.36m (8'11" x 7'8")

Modern suite: Independent shower cubicle with curved glazed screen. Built-in wall and base cupboards with large inset mirror and curtesy lighting. Vanity wash hand basin. Low flush w.c. Heated towel rail. Complementary tiling to walls and floor.

Services

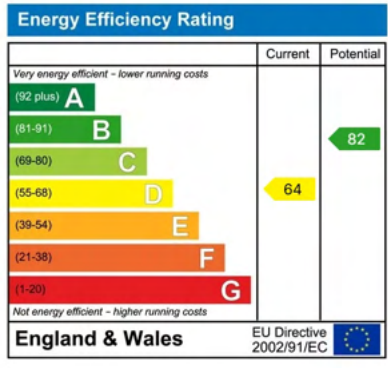
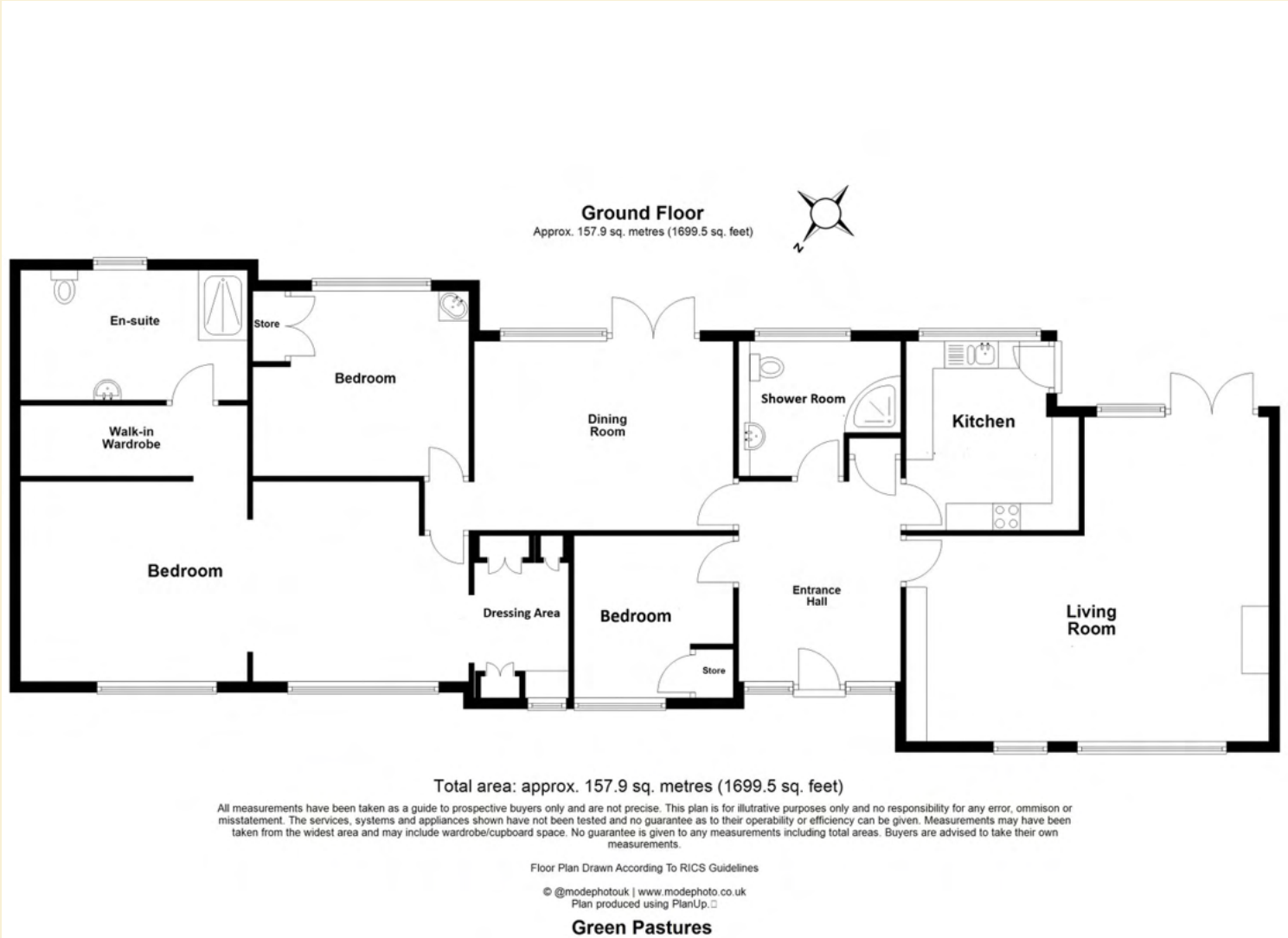
Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators. (untested)
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>











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