

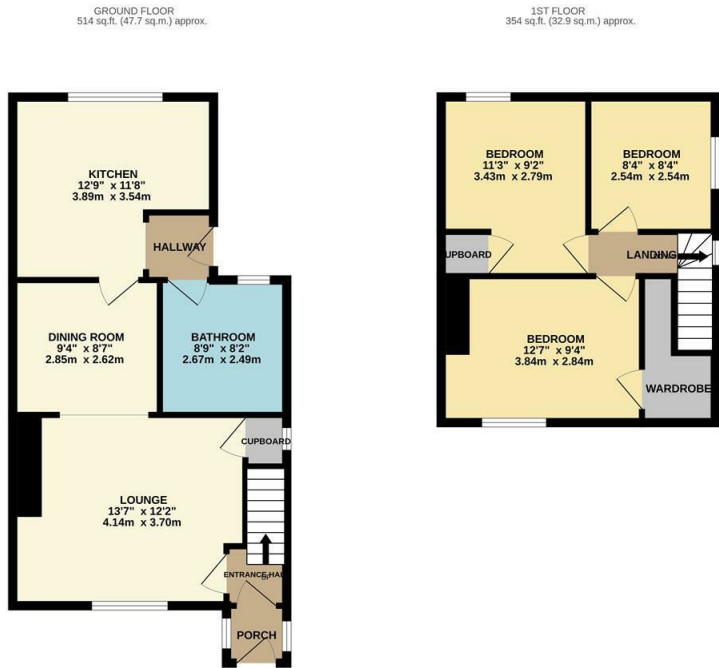


Hansells Mead, Roydon, CM19 5HZ
£450,000



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Offered for sale with no onward chain is this three bedroom semi detached house with driveway parking for several vehicles. The property comprises an entrance hall leading to a lounge, dining area, kitchen with a range of fitted wall & base level units, ground floor bathroom with a three piece-suite, landing and three well proportioned bedrooms. Outside the rear garden is mostly laid to lawn with a patio area, side access and large garden shed. Hansells Mead is located in the popular village of Roydon which offers local shops, primary school and public houses. Roydon train station is about 0.5 miles away and offers links to London Liverpool Street Station. Chain Free.



REYLANDJOHNSONHM
TOTAL FLOOR AREA : 867 sq ft. (80.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 62025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.