



Temple Mead, Roydon, CM19 5ED
£550,000 FREEHOLD



pc.
PETER CUFFARO
ESTATE AGENTS



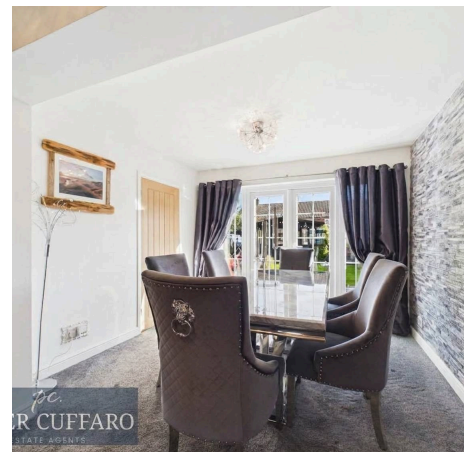
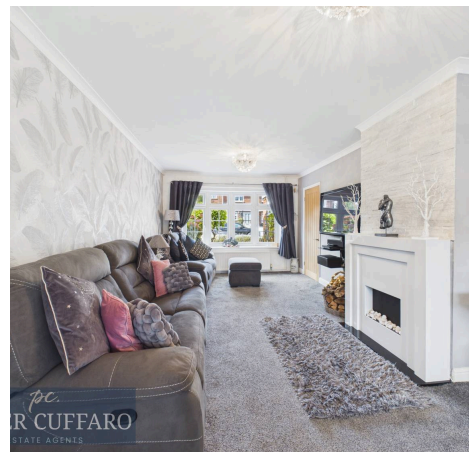
Temple Mead

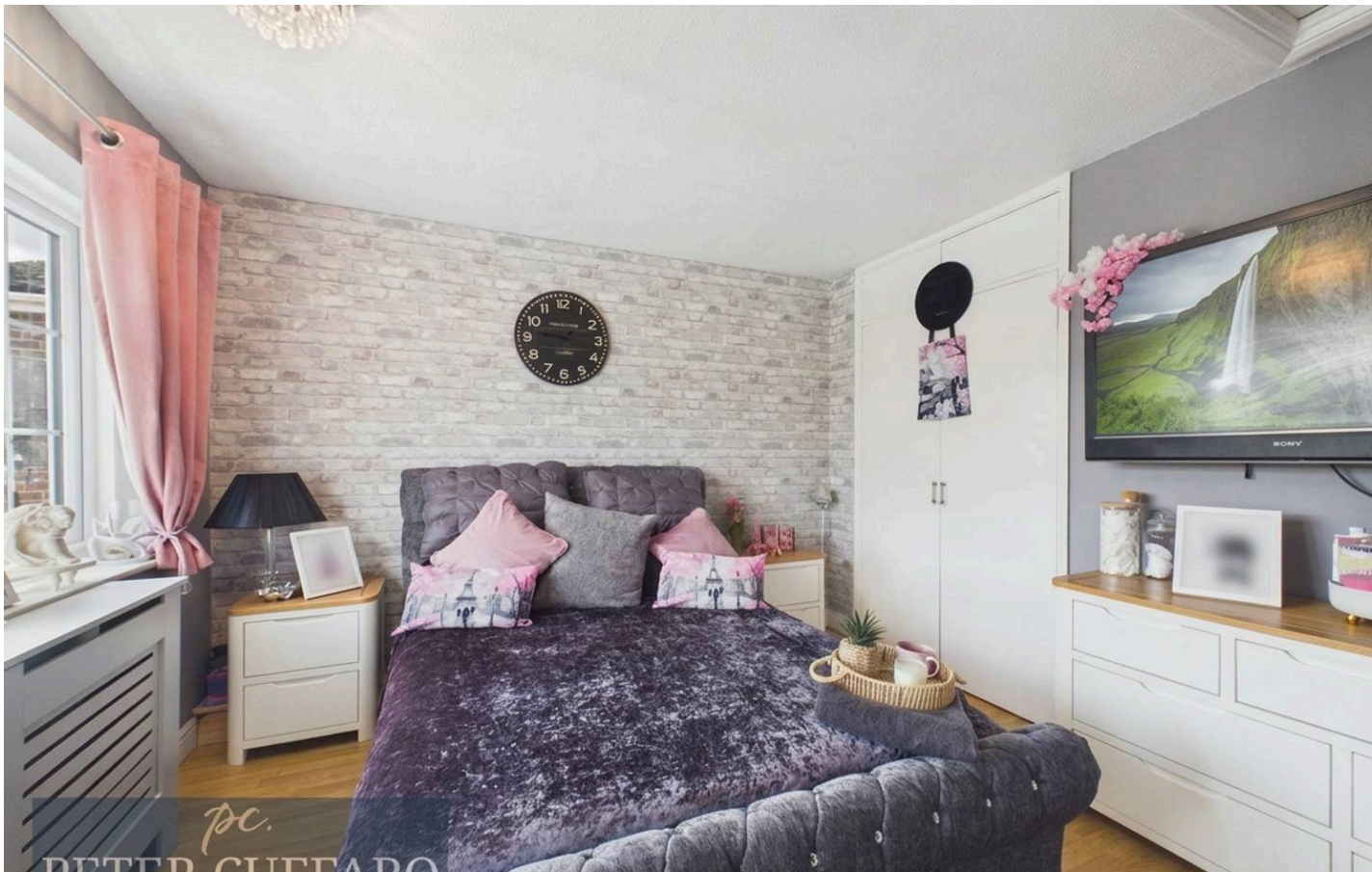
Roydon, CM19 5ED

Extended 3 double bedroom semi in Roydon village. Stylish, spacious, near train to London, schools, and major roads. High standard throughout. Off street parking and garage. Council Tax band: D

Tenure: Freehold

- Extended Three Double Bedroom Semi Detached Family Home In The Heart Of Roydon Village
- Planning Permission Was Granted But Expired To Extend Above The Ground Floor Extension At First Floor Level Drawings Are Available.
- Ground Floor Offers Bright And Spacious Lounge/Diner
- Beautifully Designed Hand Built Kitchen With Space For American Fridge/Freezer And Range Cooker
- Ground Floor Cloakroom
- First Floor Offer Three Double Bedrooms And Family Bathroom
- Outside The Rear Garden Is Beautifully Landscaped With The Added Bonus Of A Summer House With Power Connected. The Front Is Equally Impressive, And Offers Off Street Parking And Access To The Garage.
- Walking Distance To Roydon Train Station Serving London Liverpool Street
- Walking Distance To Roydon Primary With A Ofsted Rating Of Good
- Easy Access To Major Road Links A414, M11, A10 And M25





Entrance Hall

7' 3" x 5' 5" (2.21m x 1.65m)

Hallway

11' 11" x 3' 5" (3.62m x 1.04m)

Lounge/Diner

29' 7" x 10' 7" (9.01m x 3.22m)

Kitchen/Breakfast Room

17' 11" x 13' 9" (5.45m x 4.18m)

Cloakroom

5' 6" x 2' 5" (1.67m x 0.73m)

First Floor Landing

15' 2" x 6' 1" (4.62m x 1.85m)

Bedroom One

14' 2" x 11' 6" (4.32m x 3.50m)

Bedroom Two

10' 10" x 10' 8" (3.31m x 3.24m)

Bedroom Three

10' 7" x 7' 4" (3.23m x 2.23m)

Bathroom

8' 3" x 5' 5" (2.51m x 1.65m)

Outside

Integral Garage

17' 3" x 8' 6" (5.27m x 2.58m)

Summer House

13' 5" x 7' 7" (4.08m x 2.30m)





MONEY LAUNDERING REGULATIONS: Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.