



Grange Lane, Roydon, CM19

BUTLER & STAG



**Guide Price £1,150,000 -
£1,200,000**

**This stunning modern
property offers a spacious
living accommodation
throughout with a
beautifully presented
garden.**



Freehold

- Detached Family Home
- Recently Refurbished Throughout
- Garage/Off Street Parking
- Five Bedrooms/Four Bathrooms
- Two Reception Rooms
- Private Road

Spanning over 3500 sq ft the ground floor comprises cinema room, an impressive bright and airy kitchen/dining/family room which overlooks the rear garden which is accessed by full width bi-folding doors. a utility room, downstairs WC, a further reception room/bedroom five is also accessed via the main hall.

The first floor features four large bedrooms two with en-suites, with the master bedroom having a stunning roof terrace, and a family bathroom.

Externally, the attractive rear garden is mainly laid to lawn with an assortment of shrubs and plants. There is a paved patio which leads straight off the kitchen/family room, making it perfectly positioned for those lazy summer nights, to the front of the property there is a large driveway leading to an integral garage with electronically operated door.

The sought after commuter village of Roydon has a pretty village green and a small high street offering a convenience store/post office, chemist, pubs/restaurants, JMI school and a main-line train station. Harlow is a larger town, just a short drive away that offers comprehensive shopping and leisure facilities.

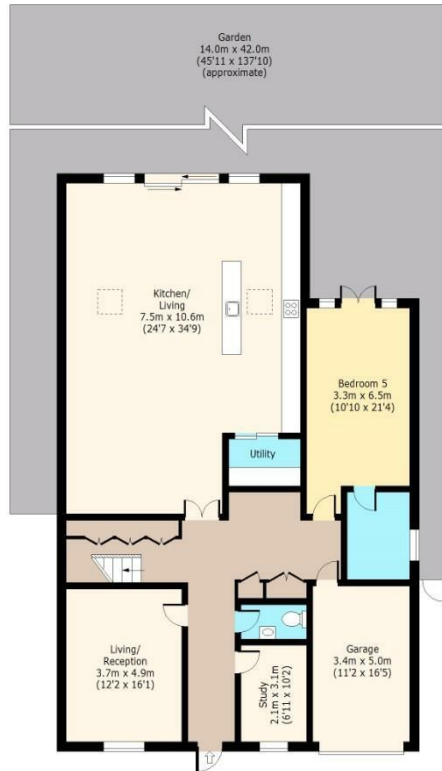
The house is located on a much sought after private lane, a short distance from Roydon train station which runs services to London Liverpool Street in approximately 33 minutes and Stratford in around 40 minutes. Services to Tottenham Hale can take as little as 16 minutes providing a fast connection to the Victoria Line Underground. Services to Bishops Stortford for connections to London Stansted Airport takes around 18 minutes and an hourly service to Cambridge. The M11, M25 and the A10 are also within a comfortable distance for travel by road.



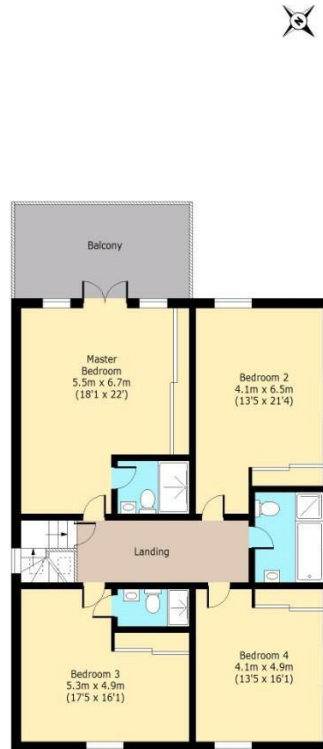


Grange Lane,

Ground Floor
Approx. 183 Sq. meters (1970 Sq. feet)



First Floor
Approx. 135 Sq. meters (1453 Sq. feet)



Total area: approx. (Including Balcony) 335 Sq. meters (3606 Sq. feet)
Total area: approx. (Excluding Balcony) 318 Sq. meters (3423 Sq. feet)
For illustration purposes only - not to scale.
www.baplas.com



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.