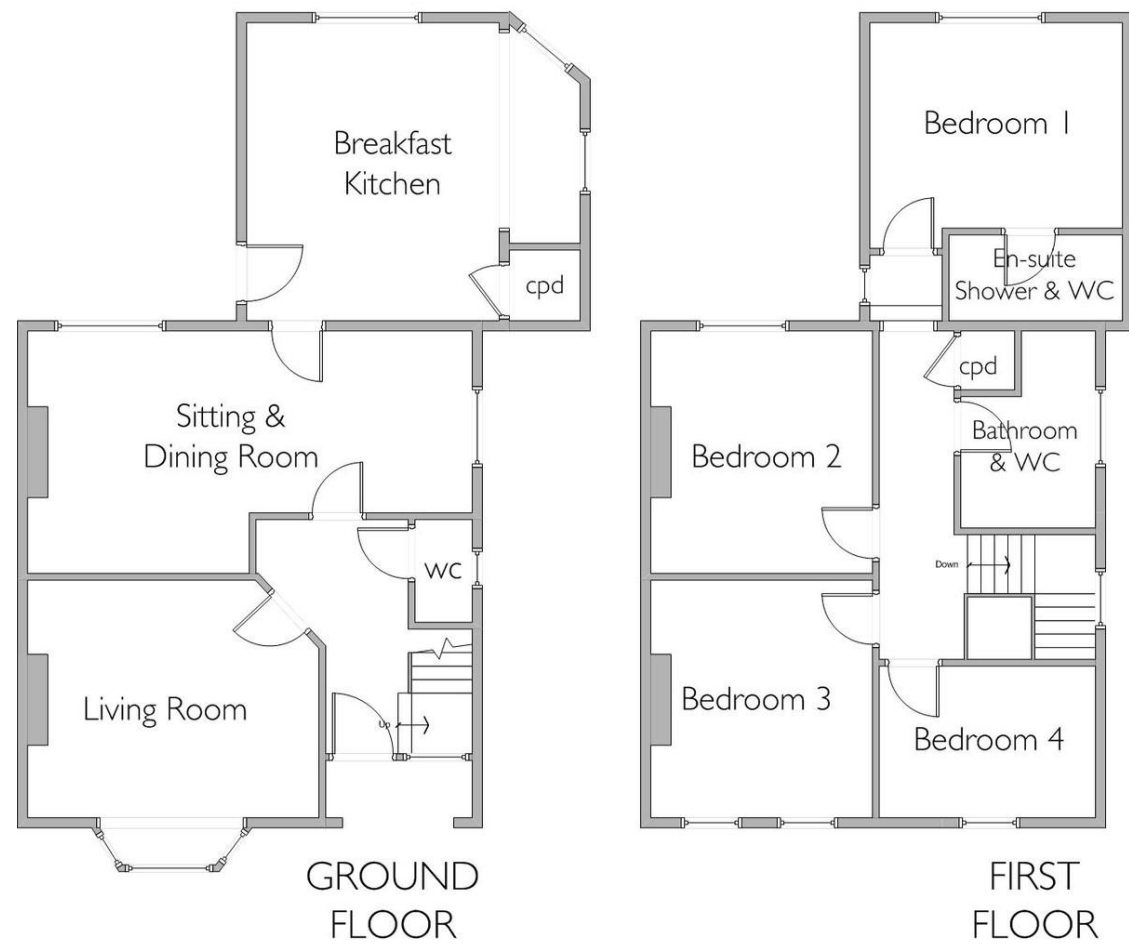


Gross Internal Floor Area: Approximately 1497 sq.ft. / 139 sq.m.



FREE MARKET APPRAISAL

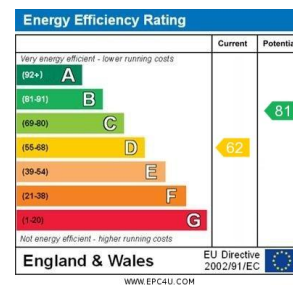
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



**Epping Road
Roydon, CM19 5HU
£795,000**

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



- Semi-Detached House
- 4 Good Bedrooms
- 2 Bath/Shower Rooms

- Approx 1500 sq.ft.
- Large Gardens
- Garage & Driveway Parking

Standing in an elevated position nicely set back from the road on the southern side of the village, this semi-detached house offers superb and well-balanced 4-bedroom family accommodation. The house stands towards the front of an exceptionally generous garden site extending to over 1/4 of an acre and approx. 240ft/73.5m in length that widens at the rear and borders the village's tennis courts and playing fields. The house stands just over 3/4 of a mile from Roydon station which has direct links to London Liverpool Street and the village is very well-placed for access to Harlow and other major towns.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14' 5" x 13' 10" max (4.39m x 4.22m)

Measured into the bay window.

DINING & SITTING ROOM

21' 11" x 11' 11" max (6.68m x 3.63m)

BREAKFAST KITCHEN

16' 6" max x 14' 7" max (5.03m x 4.44m)

A built-in cupboard conceals the boiler.

WC

FIRST FLOOR

LANDING

BEDROOM 1

12' 5" x 10' 3" (3.78m x 3.12m)

EN-SUITE SHOWER & WC

7' 10" x 3' 10" (2.39m x 1.17m)

BEDROOM 2

12' 0" x 11' 8" (3.66m x 3.56m)

BEDROOM 3

11' 10" x 11' 7" (3.61m x 3.53m)

BEDROOM 4

9' 11" x 7' 5" (3.02m x 2.26m)

BATHROOM & WC 9' 5" x 6' 8" (2.87m x 2.03m)

EXTERIOR

The house stands behind a planted garden and a driveway leads down the side of the house to a parking area at the rear which also allows access to the:

GARAGE

8' 10" x 22' 11" (2.69m x 6.99m)

GARDENS

The rear garden is of exceptional size and is laid to lawn with planted borders and beds and a paved patio area. A gate in the rear boundary allows access to the playing fields.

The rear garden is 'L-shaped' with an area at the far end which may be ideal for a summerhouse or home office (subject to all necessary permissions).

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Roydon Primary School and BMAT STEM Academy, Harlow.



Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

