



Elliot Heath
ESTATE AGENTS

Old Farm House Farm Close, Roydon
Guide Price **£1,600,000**

Old Farm House Farm Close

Roydon, Harlow

Delightful 4 / 5 bed detached home in picturesque village near Hertfordshire. Spacious accommodation, beautiful gardens, double garage, and parking. Close to amenities and train station. Contact Elliot Heath for viewing. Tel: 01920 293333. Tenure: Freehold



**Old Farm House,
Farm Close, CM19**
 Approximate Area - 347.54 sq m / 3741 sq ft
 (Including Garage & Sheds)
 Garage - 31.96 sq m / 344 sq ft
 Sheds - 25.55 sq m / 275 sq ft



Key:
CH - Ceiling Height



First Floor
 Approx. 126.81 sq m / 1365 sq ft



Ground Floor
 Approx. 195.18 sq m / 2101 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Entrance Hallway

With two sash windows to front aspect stairs rising to first floor landing, built-in cloaks cupboard, doors to:

Downstairs WC

Window to side aspect with obscure glass, fitted with a suite comprising low level wc, pedestal wash hand basin, fully tiled walls.

Study

15' 7" x 10' 0" (4.75m x 3.05m)

Dual aspect with square bay window to rear and window to side, wood flooring.

Reception Room

25' 11" x 19' 11" (7.90m x 6.07m)

A stunning room opening onto the rear garden with two sets of double doors and a window over looking the garden together with two skylight windows, attractive fireplace with wood burning stove, wood flooring, sliding doors to:

Kitchen/Dining Room

28' 9" x 22' 4" (8.76m x 6.81m)

Dining Room

With double doors and window onto the rear garden, tiled flooring, open to:

Kitchen

With double doors opening onto the rear garden, window to front aspect together with skylight windows. Comprehensively fitted with a bespoke rang of wall and base storage units with work surfaces over incorporating a Butler style sink unit, fully integrated, breakfast bar, tiled splash back areas, tiled flooring, door to:

Utility

2.92m x 2.18m (9' 7" x 7' 2") With windows to front aspect and door to side. Fitted wall and base units with work surfaces over incorporating double bowl sink unit, plumbing for washing machine, space for tumble dryer and freezer.



Gym

16' 6" x 13' 10" (5.03m x 4.22m)

With windows to front aspect and double doors opening into the rear garden, radiator, tiled flooring, built in storage cupboard, door to the garage and door to:

En Suite

With window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.

First Floor Landing

With window to front aspect, radiator. Door concealing access to pull down ladder and access hatch to loft. Doors to:

Bedroom One

23' 1" x 16' 1" (7.04m x 4.90m)

With windows to front and rear aspect, two radiators, wood flooring, doors to en suite and door to:

Dressing Room

With window to rear aspect, radiator, wood flooring, comprehensively fitted with a range of wardrobe cupboards.

En Suite Shower Room

With window to front aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity units with inset Jack & Jill wash hand basins, dual flush wc, fully tiled, chrome heated towel rail.

Bedroom Two

22' 5" x 13' 2" (6.83m x 4.01m)

Dual aspect with windows to side and front aspect, radiator, door to:

En Suite

With window to side aspect. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.

Bedroom Three

13' 11" x 13' 0" (4.24m x 3.96m)

With window to rear aspect, radiator.

Bedroom Four

12' 3" x 10' 8" (3.73m x 3.25m)

With window to rear aspect, radiator.





Bedroom Four

12' 3" x 10' 8" (3.73m x 3.25m)

With window to rear aspect, radiator.

Family Bathroom

With window to side aspect. Fitted with a suite comprising freestanding bath, large walk in shower cubicle, concealed cistern wc, vanity unit with Jack & Jill wash hand basins, radiator, tiled splash back areas, tiled flooring.

Rear Garden

140' 3" x 78' 10" (42.75m x 24.03m)

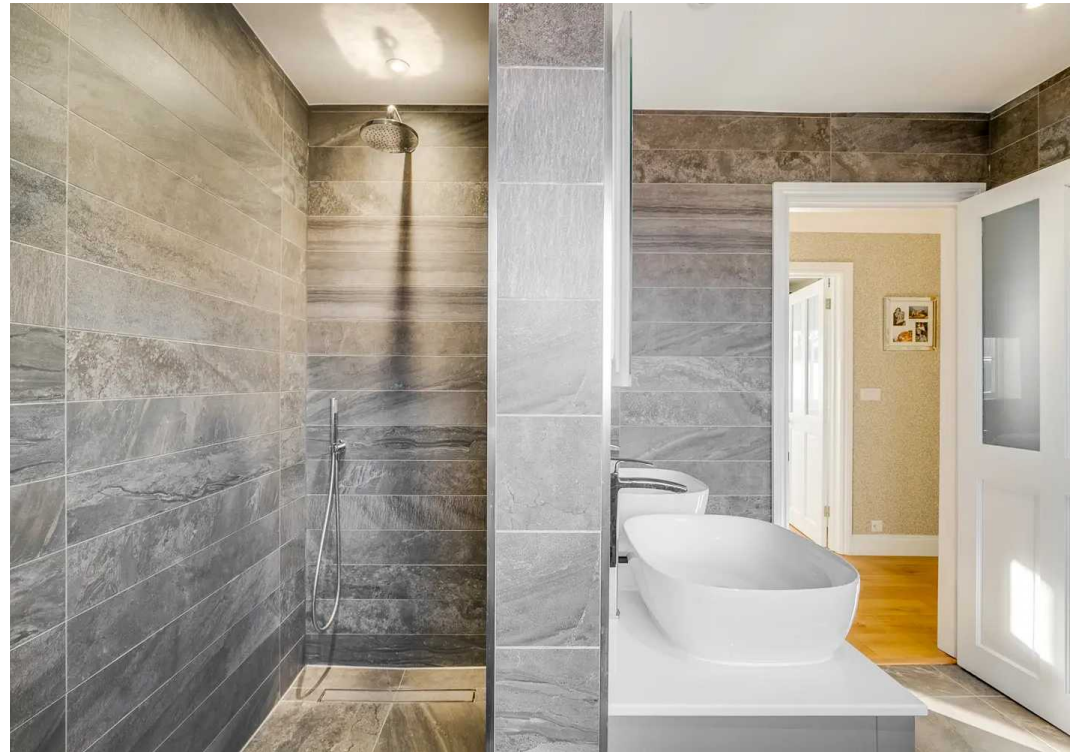
The stunning thoughtfully landscaped gardens wrap around the property and provide several seating areas, mature beds and borders with the remainder laid to lawn with a brook running round the garden. Two garden sheds.

Garage

6 Parking Spaces

Extensive driveway with hard standing for numerous vehicles with access to the large double garage measuring approx. 20'7 x 16'9 (6.27 x 5.10) with window to rear aspect, bi fold doors to front aspect and a personnel door to the rear garden and to the gym, fitted storage cupboards.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk