A well presented, individual detached property which was once Roydon Police Station, now converted to provide a spacious family home. Situated in a prominent position on the High Street and within a short walk of the main-line railway station serving London Liverpool Street. The accommodation comprises: Enclosed porch, reception hall, two reception rooms, separate dining room, kitchen, utility room, cloakroom/w.c and separate ground floor shower room and converted garage. To the first floor: Master bedroom with en-suite shower room, three further bedrooms, two double and a single and a spacious family bathroom. 

There is ample off road parking for several vehicles, a garage (currently converted into a useable room) and a secluded rear garden.

61 HIGH STREET, ROYDON
CM19 5EA
£575,000 FREEHOLD
ACCOMMODATION  Upvc front door with obscured glazed sidelight into enclosed entrance porch. Upvc double glazed doors through to reception hall.

RECEPTION HALL  Turning staircase to first floor. Radiator in decorative cover. Wood floor. Doors off to: Living room, reception two, dining room and kitchen.

LIVING ROOM  14' 7" x 12' 10" (4.44m x 3.91m)  Upvc double glazed picture window to front aspect. Fireplace with wood surround housing illuminated coal effect electric fire. Wood floor. Radiator. Coved ceiling. Dado rail. 'Sky' television, telephone and broadband points. C.C.T V point.

DINING ROOM  13' x 9' 11" (3.96m x 3.02m)  Upvc double glazed window to front aspect. Wood floor. Radiator in decorative cover. Telephone and broadband points.

LOUNGE  12' 10" x 11' 11" (3.91m x 3.63m)  Upvc double glazed sliding patio doors opening to under cover patio area and rear garden. Brick-built fireplace with real flame coal effect gas fire. Wood floor. Coved ceiling. Dado rail. Radiator in decorative cover.

KITCHEN  13' 2" x 7' 10" (4.01m x 2.39m)  Fitted with a range of modern wall and base units with complimentary work-surface over. Tiling to splash-back areas. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in double oven/grill with four ring gas hob over. Brushed steel extractor canopy above. Space and plumbing for washing machine and dish washer. Space for under counter fridge. Door to large storage/larder cupboard. Door to further recessed storage cupboard. Tiled floor. Upvc double glazed window overlooking rear garden. Open square arch and step down to utility room.

UTILITY ROOM  8' 9" x 8' 3" (2.67m x 2.51m)  Wall and base units with work-surface over with inset single drainer stainless steel sink and mixer tap. Fully tiled walls. Space and plumbing for washing machine. Ample space for under counter fridge/freezer and tall refrigerator/freezer. Wall mounted 'Heatstore' electric heater. Tiled floor. Upvc double glazed door to garden. Door to inner lobby. Bi-fold door to w.c.

CLOAKROOM  Low flush w.c. Double glazed obscured window to side. Tiled floor.

INNER LOBBY  Upvc double glazed window to side aspect. Door to shower room. Door to converted garage.


GARAGE  20' 7" x 7' 8" (6.27m x 2.34m)  The current owners have converted the garage space and utilise this area as a gym. This space could be utilised a
number of ways i.e home office/work space etc. There are wall and base cupboards to one end with an inset single drainer sink. Coved ceiling. Dual aspect Upvc double glazed windows to rear and side aspects and Upvc French doors opening to garden.

**FIRST FLOOR LANDING** Landing with Upvc double glazed window to rear aspect. Radiator. Hatch to loft space. Door to recessed storage cupboard. Doors off to bedroom accommodation and family bathroom.

**MASTER BEDROOM** 12' 01" x 11' 2" (3.68m x 3.4m) (Measured up to wardrobe cupboards)
Upvc double glazed window to rear aspect. Range of built-in wardrobe cupboards to one and open corner display shelf. Twin bedside cabinets. Radiator. Door to en-suite.

**ENSUITE** White suite comprising: Corner shower cubicle with curved glazed screen. Vanity wash hand basin with cupboard beneath. Low flush w.c. Fully tiled walls. Extractor fan.

**BEDROOM TWO** 13' 1" x 10' 3" (3.99m x 3.12m) Dual aspect Upvc double glazed windows to front and side aspects. Two recessed wardrobe/storage cupboards. Radiator.

**BEDROOM THREE** 10' 5" x 7' 10" (3.18m x 2.39m) (Measured up to recessed wardrobe cupboards)
Upvc double glazed window to side aspect. Deep, recessed mirror fronted sliding door walk-in wardrobe cupboard with space for chest of drawers and further storage. Access to eaves storage area.

**BEDROOM FOUR** 8' 5" x 7' 2" (2.57m x 2.18m) Slightly irregular 'L' shaped room)
Twin Upvc double glazed windows to front aspect. Recessed wardrobe cupboard. Radiator

**BATHROOM** 9' 11" x 5' 8" (3.02m x 1.73m) Well fitted with a white suite comprising: Panel enclosed bath with mixer tap and hand held shower attachment. Low flush w.c. Pedestal wash hand basin. Chrome heated towel rail. Fully tiled to walls and floor in complimentary ceramics. Door to deep recessed airing cupboard. Upvc double glazed window to side aspect.

**EXTERIOR** To the front the garden wraps around to the side of the property and is retained by picket fencing. There are pathways and gravel areas with flower/shrub planting. Wall mounted C.C.T.V. cameras. There is ample parking for several vehicles on the gravel drive, which is accessed via Temple Mead. At present the garage has been converted, however could be re-instated if so required.

**REAR GARDEN** The rear garden is very private and is fully enclosed by close-board fencing. To the immediate rear of the house is a large covered patio area with retaining balustrades. Pathways lead to a timber garden shed and a gated side access to the front garden. The remainder of the garden is mainly laid to lawn.
Tenure: Freehold

Council Tax Band:

Viewing Arrangements:
Strictly by appointment

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