A most rare opportunity to acquire this individual three bedroom detached house, having once been the lock-keepers residence set beside Lock 13 on the Lee and Stort Navigation. 'Roydon Lock House' offers a beautiful riverside setting whilst amenities are within comfortable distance. Local services are immediately accessible and include a main-line train station with direct links to London Liverpool Street and Cambridge, whilst glorious local scenery and open countryside is on the doorstep. In addition, there may be a new business opportunity for a buyer as the current owner operates a small café style business in the warmer months. A great new lifestyle opportunity!

‘ROYDON LOCK HOUSE’ HIGH STREET, ROYDON ESSEX CM19 5EF
£549,995 FREEHOLD
PROPERTY DESCRIPTION

A rare opportunity to purchase this individual three bedroom detached house, having once been the lockkeepers residence. It is set beside Lock 13 on the Lee and Stort Navigation and enjoys fabulous views of the lock and river where you can watch the colourful barge boats pass by.

‘Roydon Lock House’ offers a beautiful riverside setting whilst amenities are within comfortable distance. Local services are immediately accessible and include a mainline train station with direct links to London Liverpool Street and Cambridge, whilst glorious local scenery and open countryside is on the doorstep.

In addition, there may be a new business opportunity for a buyer as the current owner operates a small café style business in the warmer months, offering light refreshments and ice creams to the river users and country walkers.

The accommodation briefly comprises; Entrance hallway, living room with dual-aspect and fireplace, dining room which is open plan to the kitchen giving access to the gardens.

To the first floor the property benefits from three bedrooms and a family bathroom.

Outside the property enjoys lovely views of the canal while benefitting from wrap around gardens with direct river frontage.
LOCATION
Set on the banks of the River Stort, adjacent to Lock 13, ‘Roydon Lock House’ offers the best of both worlds. Roydon is a charming and popular commuter village well located for the neighbouring towns of Epping and Harlow that offer a comprehensive range of shopping and leisure activities.
Local village amenities include: convenience store/post office, pharmacy, pubs/ restaurants and a village primary school.
Approximate distance and journey times: Roydon station (Stansted Express Line): Liverpool Street 30 minutes, Cambridge 55 minutes. By road: Epping tube station 8 miles, Stansted airport 18 miles.
The M11, M25 and the A10 are also within a comfortable distance for travel by road.

ENTRANCE HALL uPVC stable main entrance door. Staircase to first floor. uPVC double glazed feature circular window. Doors to Kitchen and door to:

LOUNGE 16’ 2” x 12’ 0” including chimney breast (4.93m x 3.66m) Radiator. Dual aspect uPVC double glazed windows with box bay window overlooking lock. Brick fireplace with inset wood and coal burning stove. Electric radiator.

KITCHEN/DINER 16’ 2” x 12’ 0” (4.93m x 3.66m) Triple aspect uPVC double glazed windows including box bay window overlooking lock. Fitted wall, base and drawer units with work surfaces incorporating sink unit. Space for cooker, fridge, freezer and washing machine. Electric radiator.

HALLWAY uPVC double glazed door to garden. Door to understairs storage cupboard. Door to built in storage cupboard. Door to front Hall. Open at side to Kitchen/Diner.

FIRST FLOOR LANDING uPVC double glazed window. Access hatch to loft.

BEDROOM ONE 11’ 11” x 9’ 0” (3.63m x 2.74m) main area + 7’5 x 4’1 door recess area. uPVC double glazed dual aspect windows. Electric radiator.

BEDROOM TWO 12’ 0” x 9’ 9” (3.66m x 2.97m) uPVC double glazed dual aspect windows. Electric radiator.

BEDROOM THREE 12’ 0” including cupboard x 6’ 9” (3.66m x 2.06m) Dual aspect double glazed windows. Door to built-in airing cupboard. Electric radiator.

FAMILY BATHROOM 12’ 0” x 6’ 0” (3.66m x 1.83m) Modern white suite comprising bath with glazed shower screen and electric shower above, pedestal hand basin and low level flush WC. uPVC double glazed obscure window. Electric radiator. Part tiled walls.

RIVERSIDE GARDENS There are sections of lawn and patios areas to the side and rear of the house, adjoining the River Stort and Lock 13, with lovely views and towpath walks up and down the river.
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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