



**Oliver  
Minton**  
*Sales & Lettings*

**Silverthorn, Epping Road,  
Roydon**

**CM19 5HS**

**Price Guide £425,000**

Introducing a spacious, semi-detached chalet style home that presents a unique opportunity for those seeking to create their dream living space.

It is just one of four similar properties situated in this established, non-estate location, within moments of village amenities, main-line station and open countryside.

This lovely property does require a degree of modernisation to truly shine, however it is well worth the effort given the other benefits that are already on offer.

With a larger than average garden, although not too large to be manageable, green fingered buyers will be in their element. There is also a decent size garage, ample off road parking, double glazing and gas central heating.

The versatile accommodation offers: Hallway, kitchen, a dining room that is open plan to the living room, with wide patio doors opening to the garden. There is also a bedroom and adjacent shower room on the ground floor. Upstairs there are two double bedrooms together with a cloakroom/w.c that has the potential to enlarge to create a further bathroom/shower room if required.

Discover the potential to put your own stamp and personalisation on this property by booking your viewing today!

Roydon is a charming and popular commuter village, situated on the Hertfordshire/Epping borders, 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, pub/ restaurant, primary school and a main-line station. The M11, M25 and the A10 are also within a comfortable distance for travel by road.





### Accommodation

Front door opening to:

### Hall

With doors off to the kitchen, living/dining room and garage.

### Kitchen

Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl stainless steel sink and drainer. Space for under counter fridge and a cooker. Cupboard housing gas fired combination boiler. Upvc double glazed window to side and door opening to the outside.

### Living / Dining Room

Mainly open plan and sub-divided by a wide arch. This bright and airy room offers an owner choice of how to utilise this space, with either the living area or dining area to the front or rear of the property.

### Living Room 5.39m x 3.17m (17'8" x 10'4")

Wide Upvc double glazed window to front aspect. Fireplace with hearth housing electric fire. Attractive parquet flooring. Radiator. Stairs rising to first floor. Open archway through to:





### **Dining Room 4.26m x 3.17 (13'11" x 10'4")**

Almost full width sliding double glazed patio doors opening to the rear garden, allowing for plenty of natural light. Continuation of parquet flooring. Radiator. Door to:

### **Inner Lobby**

With deep understairs storage cupboard. Doors off to the ground floor bedroom and shower room.

### **Ground Floor Bedroom/Study 3.08m x 2.58m (10'1" x 8'5")**

Upvc double glazed window to rear aspect overlooking the garden. Radiator.

### **Shower Room**

Modern white suite. Shower cubicle with curved glazed screen housing @triton' electric shower. Pedestal wash hand basin. Low level w.c. Radiator. Upvc double glazed frosted window to side.

### **First Floor**

Landing with doors off to two bedrooms and cloakroom/w.c.

### **Bedroom 4.56m x 3.12m (14'11" x 10'2")**

Measured up to wardrobes. Upvc double glazed window to rear with a lovely aspect over the surrounding countryside. Radiator. Range of built-in wardrobe cupboards to one wall.

### **Bedroom 3.42m x 2.58m (11'2" x 8'5")**

Upvc double glazed window to rear, again overlooking the surrounding countryside. Radiator. Built-in double wardrobe cupboards.

### **Cloakroom / W.C**

Fitted with a pedestal wash hand basin and mid flush w.c. Door opening to loft area. This room may have the potential for enlargement, opening up possibilities for a for a bath or shower to be fitted..

### **Garage**

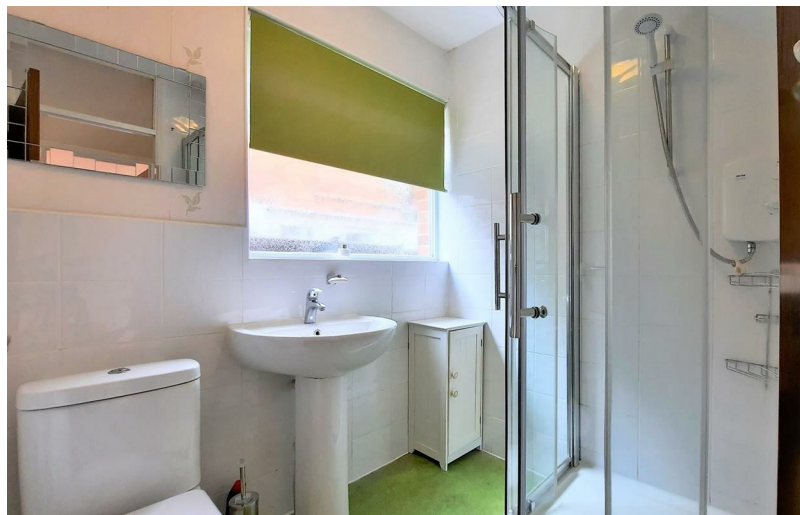
With up and over door. Power and light connected. Space and plumbing for washing machine. Additional water tap. Can also be accessed from inside the property, from the entrance hall.

### **Exterior**

set well back from the road, the property enjoys a wide frontage with driveway parking, in turn leading to the garage and open plan front garden.

### **Rear Garden 20.12m (approx) (66' (approx))**

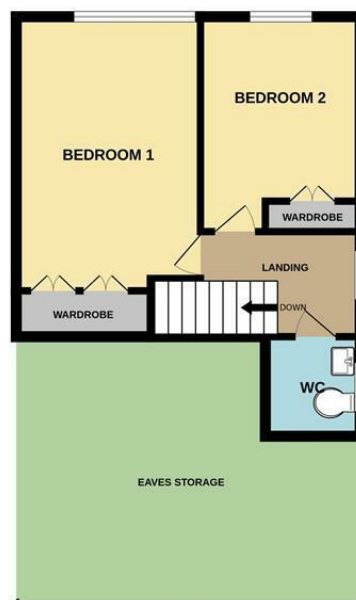
To the immediate rear of the property there is a paved patio area. The remainder of the garden is mainly laid to lawn with mature borders. Timber garden shed to remain. Wide side walkway with gated access through to the front garden.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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