



**Oliver  
Minton**  
*Sales & Lettings*

**2 Bull Farm Cottages,  
Epping Road Roydon**

**Essex CM19 5HX**

**Price Guide £499,995**

TURN-KEY PROPERTY \* FULLY RE-FURBISHED TO AN EXCELLENT STANDARD \* DELIGHTFUL PRIVATE GARDEN WITH HOT TUB \* CLOSE TO AMENITIES AND STATION \*

This beautifully presented property offers: Spacious entrance hall leading to a ground floor contemporary shower room. There is a fantastic open plan living space, with defined and designated spaces. Living room area with real fire, dining room area with double doors opening to the garden and a modern, recently fitted high gloss kitchen. Upstairs there are three generous bedrooms with a family bathroom completing this floor.

The village primary school is very close-by and Roydon High Street is a comfortable walk away. Roydon main-line station is situated just at the end of the High Street and serves London Liverpool Street (approx.. 33 minutes)  
(SEASONAL PHOTOS)





### Accommodation

Upvc double glazed front door with sidelight opening to:

### Reception Hall

Stairs to first floor. Radiator. Recessed shelving for shoes. Radiator. Door to:

### Shower Room 2.18m x 1.77m (7'1" x 5'9")

Recently fitted with a contemporary suite comprising: Fully enclosed shower cubicle with glazed screen and door fitted with an electric 'Mira' power shower unit. Low level w.c. Pedestal wash hand basin with mixer tap. Built-in storage cupboard with matching wall cupboard above. Tiled floor. Radiator. Extractor fan. Inset down-lighting. Floor to ceiling Upvc double glazed frosted window.

### Open Plan Living Area

Super living accommodation that is off-set, giving the feeling of light and space. Divided into separate, but open plan areas defining their different uses and identity.

### Living Room Area 6.90m x 3.52m (22'7" x 11'6")

Feature fireplace with timber mantle and slate hearth, inset with an enclosed multi-fuel stove. Upvc double glazed window to rear aspect. Large 'Velux' style roof window allowing plenty of natural light to flood in. Two radiators. Coved cornice.



### Dining Area 2.89m x 2.71m (9'5" x 8'10")

Wide Upvc double glazed doors opening up the the garden. Radiator. 'Karndean' flooring. Large recessed storage cupboard.

### Kitchen 4.71m x 2.81m (15'5" x 9'2")

Beautifully re-fitted with a range of high gloss wall and base cabinets complemented by wood effect work surfaces. Inset 'Lomona' sink and drainer with mixer tap. Tiled splash-backs. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Built-in under counter oven/grill with four ring gas hob above. Illuminated extractor canopy over. Two deep recessed storage cupboards, one housing a recently installed 'Ideal Logic' gas fired boiler. 'Karndean' flooring. Vertical radiator.



### First floor

Turning staircase with Upvc double glazed window to front aspect. Landing with doors off to bedroom accommodation and bathroom.

### Bedroom One 4.00m x 3.30m max (13'1" x 10'9" max)

Upvc double glazed window to rear aspect. Radiator.

### Bedroom Two 3.50m x 3.19m (11'5" x 10'5")

Upvc double glazed window to rear aspect. Radiator.

### Bedroom Three 2.57m x 2.43m (8'5" x 7'11")

Upvc double glazed window to front. Radiator. Recessed storage cupboard.



### Bathroom 2.40m x 2.30m (7'10" x 7'6")

Fitted with a white suite. Wood panel enclosed bath. Electric over bath power shower. Pedestal wash hand basin. Low level w.c. Radiator plus heated towel rail. Airing cupboard housing hot water cylinder. Upvc double glazed frosted window.

### Exterior

The property lays well back from the road behind a small green and front garden with mature panting and screening.

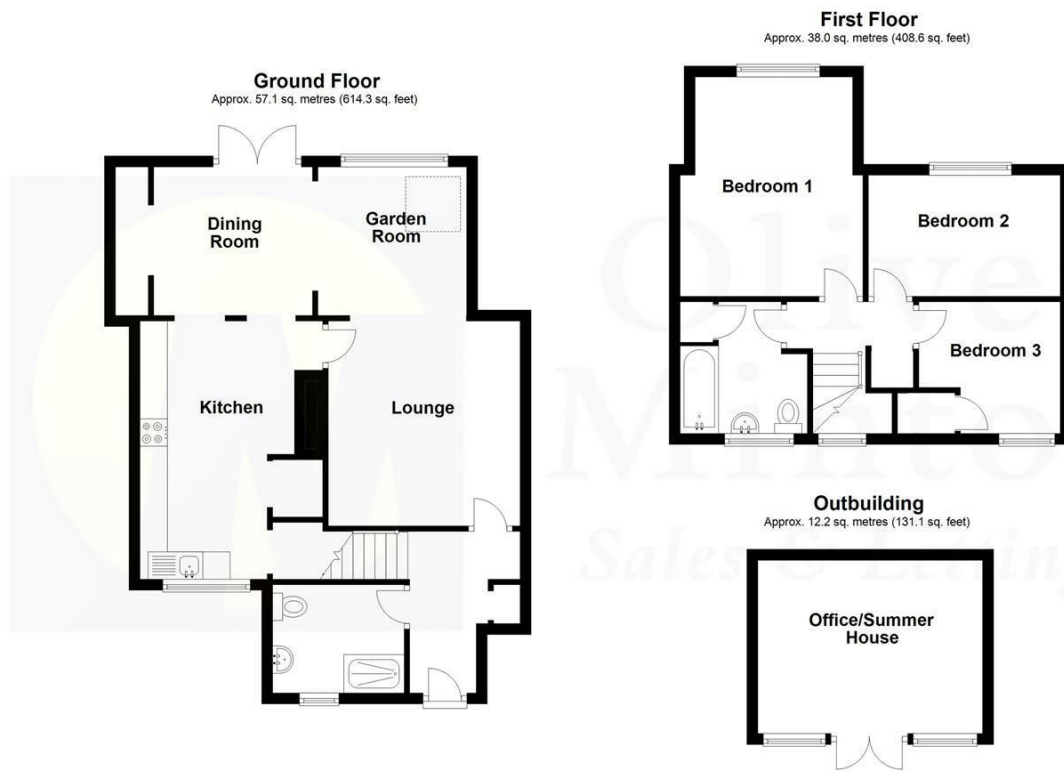
### Rear Garden

Incredibly private rear garden that is fenced to all boundaries. To the immediate rear of the property is a paved seating area and brick built storage shed. The remainder is laid to lawn with mature planted shrub and flower borders. There is a secluded spot for the hot tub, which is to remain. Ambient, remote controlled colour changing lighting features throughout the garden A pathway winds through to the large summer house.

### Detached Summer House

A lovely addition to the property, a great space to just enjoy the garden, entertain or perhaps a home office is required. Fully insulated, with power and light connected. Upvc double glazed window and double doors opening to the garden.





Total area: approx. 107.2 sq. metres (1153.9 sq. feet)

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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>		<b>84</b>
(69-80) <b>C</b>	<b>71</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	

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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

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