



**Oliver  
Minton**  
*Sales & Lettings*

**70 Parkfields,  
Roydon**

**Essex CM19 5JB**

**Offers In Excess Of £425,000**

A modernised, extended semi-detached house backing on to open countryside and facing a green, within easy walking distance of the High Street, local amenities and Roydon train station. Features include a modern fitted kitchen, spacious "L" shaped open plan lounge / dining room, large master bedroom + second double bedroom, white bathroom suite, large garage, off street parking and a 70' long garden.





### **ENTRANCE HALL**

Stairs leading to first floor. Radiator. Spotlights to ceiling. Door to:

### **LOUNGE 3.73 x 3.48 (12'2" x 11'5")**

Light, bright and spacious lounge. Coving to ceiling. Radiator. Opening to:

### **DINING AREA 5.41 x 3.0 (17'8" x 9'10")**

Upvc double glazed patio and French doors leading to rear garden. Tiled floor. Obscured uPVC double glazed door to side. Radiator, opening to:

### **KITCHEN 4.72 x 3.28 (15'5" x 10'9")**

Matching range of wall, base and "soft close" drawer units in high gloss with laminated work surface over. Inset one and a half bowl sink and drainer with chrome mixer tap over. Inset four ring electric hob and canopy extractor hood over. Built in "Indesit" oven and separate grill, integrated dishwasher and space for large fridge/freezer. Tiled floor. Under stairs cupboard housing fuse boxes and storage area. Cupboard housing "Ideal Logic +" boiler. Upvc double glazed window to front aspect., Radiator. Opening to inner lobby with Upvc door leading to front garden and door to:



### UTILITY AREA

Upvc window to front aspect. Radiator. Tiled floor. Door to:

### DOWNSTAIRS W.C.

Low level W.C. Extractor fan. Wash hand basin. Vanity unit. Half-tiled walls. Spotlights to ceiling.

### LANDING

Upvc double glazed window to front aspect. Doors to all rooms. Loft hatch.

### MAIN BEDROOM 4.746 x 2.910 (15'6" x 9'6")

Upvc double glazed window to front and rear aspect. Radiator. Over stairs cupboard space. Further fitted sliding, mirrored wardrobes.

### BEDROOM 2 3.351 x 2.158 (10'11" x 7'0")

Upvc double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

White bathroom suite comprising: Wash hand basin with storage below. Panelled bath with separate shower. Towel rail. Tiled floor. Spotlights to ceiling.

### UNDERCOVER AREA

Access via the dining area, useful undercover decked area with inset floor lighting. Power and light. Door to:

### EXTERIOR

The front garden is open plan with a driveway providing parking, leading to the garage. The rear garden is decked and laid to lawn. Power and outside lighting connected. Storage cupboard.

### GARAGE

Garage and storage area with power and light connected. Plumbing and space for washing machine and tumble dryer.



### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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**01920 412600**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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