



£620,000

Hamlet Hill, Roydon Hamlet

KI

10 Hamlet Hill, Roydon Hamlet, CM19 5LA

Keith Ian are pleased to offer for sale this spacious four double bedroom detached Bungalow which is situated in an elevated position with panoramic views across the Lee Valley. The property offers a generous plot with an additional detached one bedroom self-contained annexe. The property offers versatile accommodation and space for a large family. The property benefits from gas central heating and double glazing, 2 reception rooms, 4 double bedrooms, spacious fitted kitchen, utility room, 4 piece main bathroom and a further shower room. Located in a semi-rural position but within easy reach of the M25 and M11, Broxbourne Railway Station with services to Liverpool Street (25 minutes), Epping Tube Station (Central line) and approximately 25 minutes drive to Stansted Airport.





Entrance Lobby

Lounge

20'6 x 15

2nd Reception Room

13'10 x 11'4

Kitchen

11'7 x 11'4

Bedroom

19 x 10'1

Bedroom

17 x 9'8

Bedroom

15 x 8'8

Bedroom

13'10 x 7'11

Family Bathroom

Shower Room

Utility Room

Annexe

Lounge/ Diner

21'1 x 15 includes kitchen

Kitchen

Bedroom

15 x 8'1

Shower Room

8'9 x 7'7

Carport



Parking

Garden

What3words

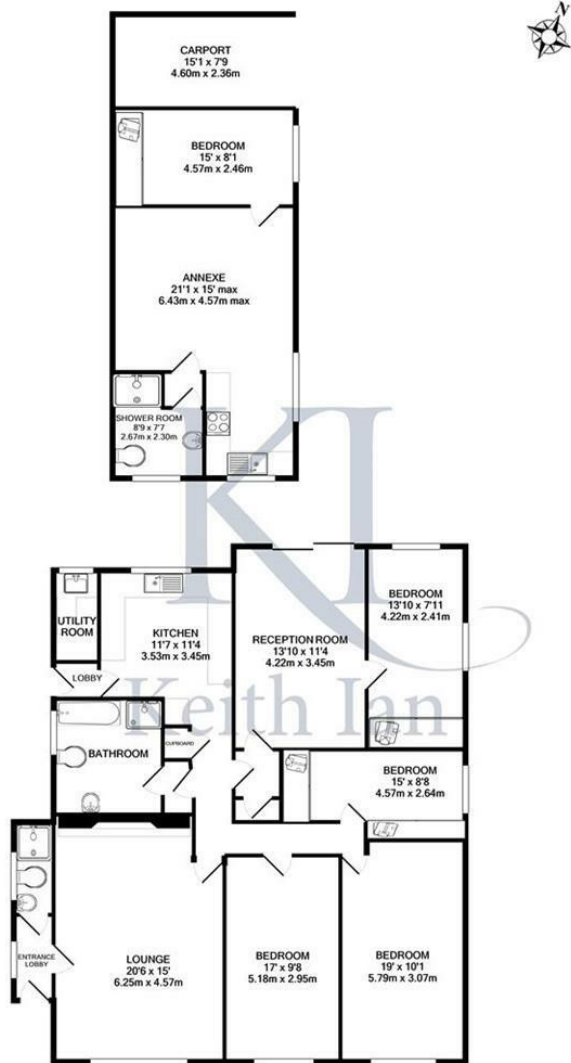
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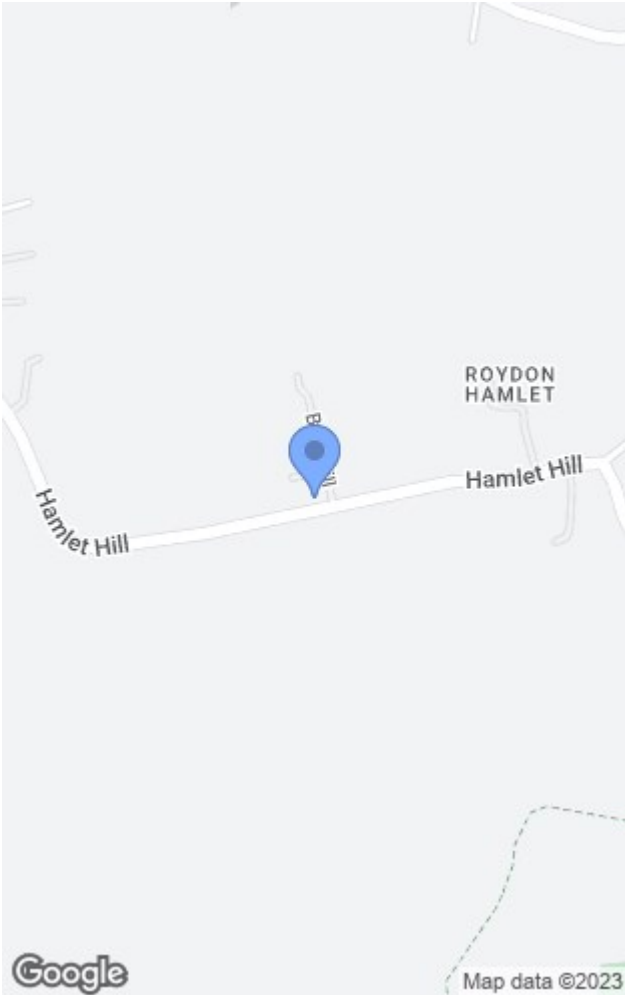






Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix (2021)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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