



**KI** Keith Ian

*Langland Place, Roydon, CM19 5FS*  
*£1,500,000*





## ***Langland Place, Roydon, CM19 5FS***

*Keith Ian are delighted to present this immaculate, five double bedroom detached luxury home situated in the prestigious Langland Place development in Roydon. Built in 2016 by Linden homes, this property still offers 4 years NHBC warranty. The property offers spacious accommodation throughout including a large airy kitchen/family room to the rear of the property with bi-folding doors leading the the garden. There is a separate sitting room space and private study/dining room also to the ground floor also with the added benefit of a utility room off of the kitchen area. Not only does this home offer the WOW factor but it also boasts style and comfort and features a large garden with plenty of room for the kids to run off some steam. Other benefits are a double garage and a driveway for multiple vehicles. This family home must be viewed to be fully appreciated!*

*Roydon is located 21 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the M11 and A414. The lovely village offers a couple of public houses and restaurants plus a local convenience store. The River Stort runs on the outskirts of the village with scenic walks towards Harlow to the East and Broxbourne to the South West.*

*Roydon mainline station is located approximately 2.5 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Harlow Town providing access to Stansted, Cambridge and Bishops Stortford.*



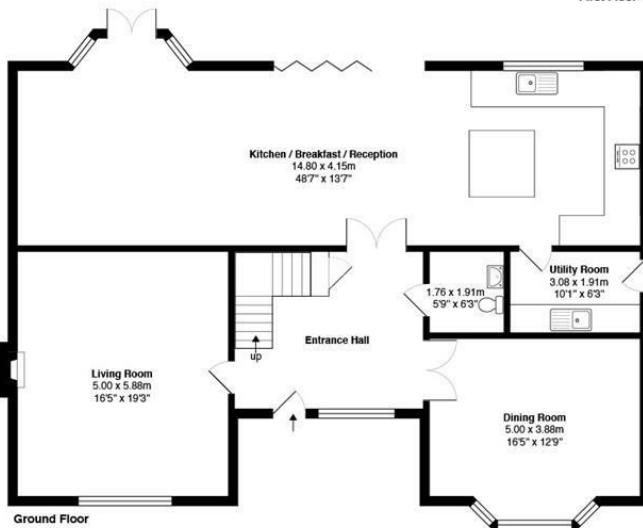
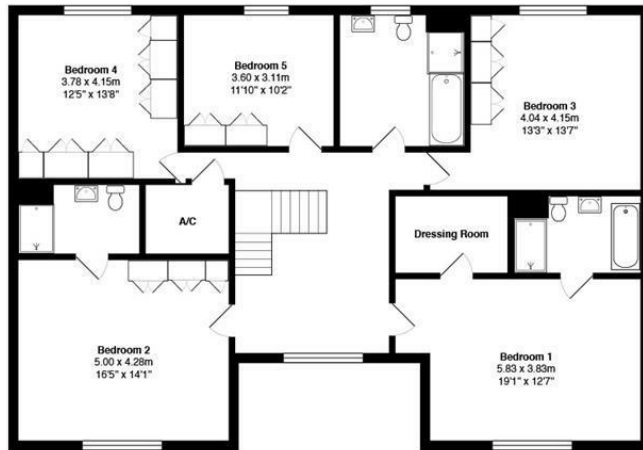




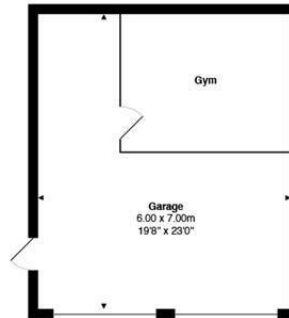
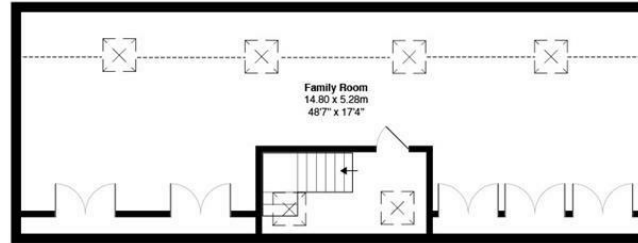




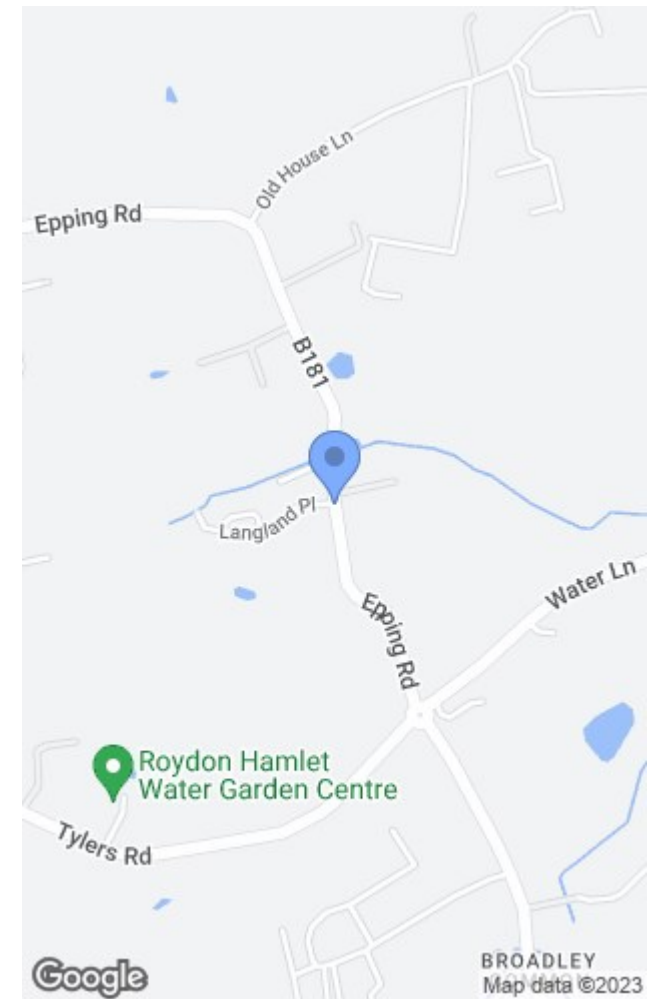




**Langland Place, Roydon**  
 Total Approximate Gross Internal Area: 402.2 m² ... 4329 ft²



All measurements are approximate and for display purposes only



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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 checked.

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