

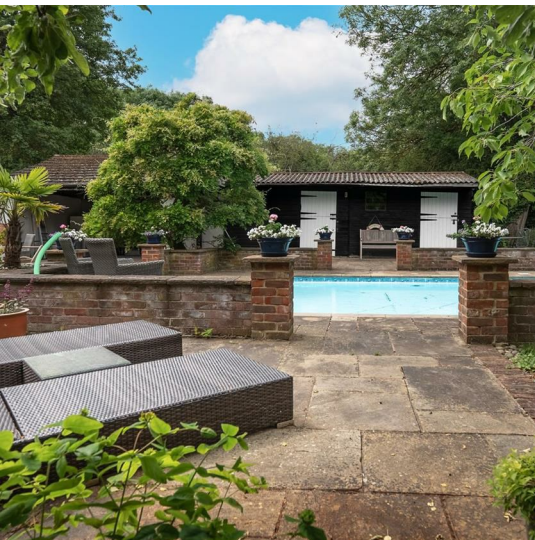


PRESTIGE & VILLAGE

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BALDWYNS, EPPING ROAD, ROYDON, CM19 5DG

An opportunity to purchase this stunning Grade II Listed family home that is steeped in history. This beautiful property is located on the outskirts of the pretty village of Roydon. The accommodation includes a large lounge with a wealth of exposed beams, wood flooring and large Inglenook fireplace, large kitchen/breakfast room with feature arched ceiling, formal dining room, conservatory, impressive entrance hall and study area. There are 4 bedrooms and a family bathroom. and shower room. Roydon is a quintessential English village with the river Lea running through, has local facilities and a mainline station. The property is situated on a generous plot with mature landscaped gardens, outbuildings and swimming pool.





- Stunning Family Home
- Grade II Listed
- Generous Plot
- Mature Gardens
- Traditional features
- Swimming Pool
- Carriage Driveway
- Village Location







ENTRANCE HALL

LOUNGE

STUDY AREA

KITCHEN/BREAKFAST

CONSERVATORY

UTILITY

GROUND FLOOR BEDROOM



MASTER BEDROOM

BEDROOM TWO

BEDROOM THREE

BATHROOM

SHOWER ROOM





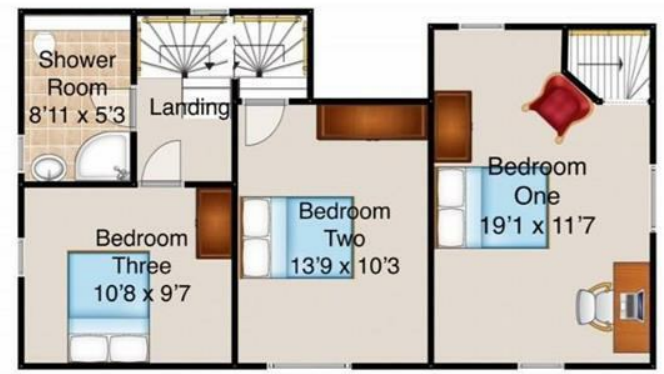
Roydon is a pretty village located along the river Lea with Mainline Station.



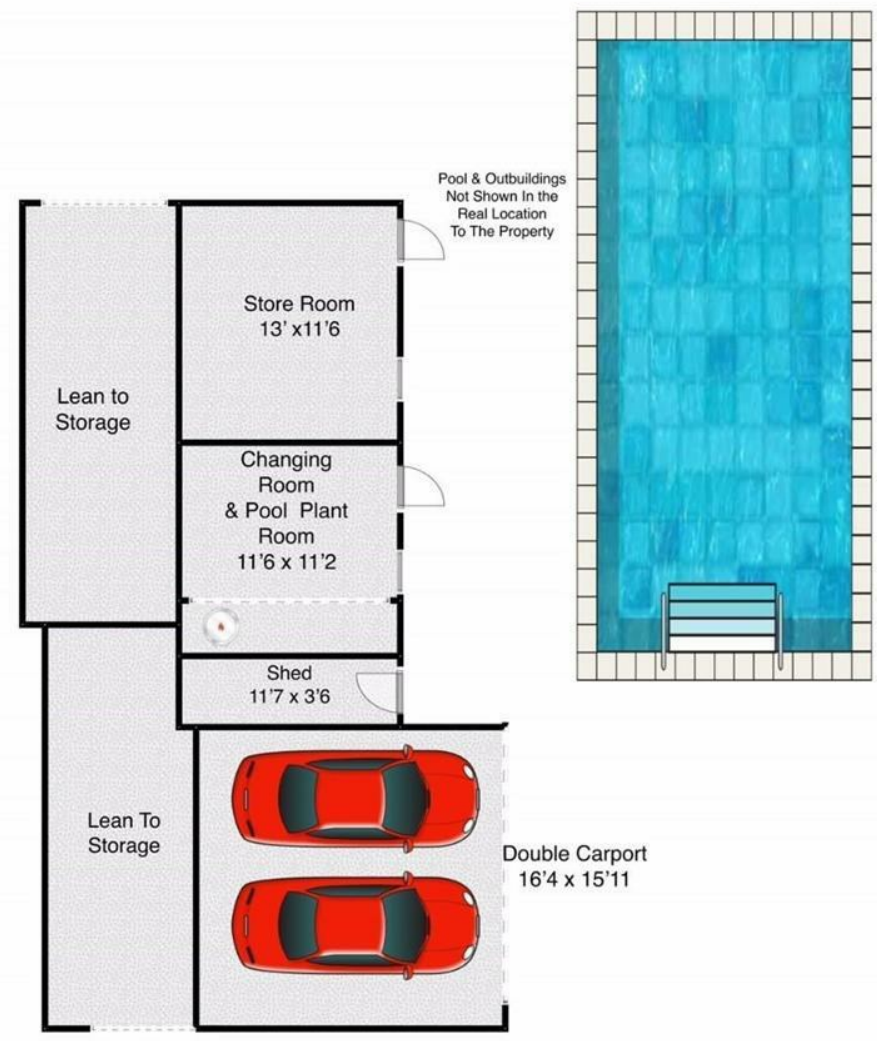
Band

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO ₂ emissions	Current	Potential
£101-125	A		£101-125	A	
£126-145	B		£146-170	B	
£146-170	C		£171-200	C	
£171-195	D		£201-250	D	
£196-220	E		£251-300	E	
£221-250	F		£301-350	F	
£251-300	G		£351-400	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

Epping Road Halls Green Roydon



⊠ Denotes a skight window



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