



Shepherds
Property Sales & Lettings

High Street | Roydon | CM19 5EE | £465,000



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Nestled in the charming commuter village of Roydon, this stylish mid-terrace house presents an excellent opportunity for those seeking a comfortable and contemporary home. With its period features, the property exudes character while providing modern conveniences.

Upon entering, you are welcomed into a spacious living room that boasts classic elements, creating a warm and inviting atmosphere. The bright kitchen-dining area is perfect for both casual meals and entertaining guests, offering a delightful space to enjoy culinary creations. There is a downstairs cloak/utility room that adds to the comfort of owners and guests.

This home comprises two generously sized double bedrooms, each featuring its own en-suite bathroom, ensuring privacy and convenience for residents and guests alike. Additionally, the property includes a downstairs W/C and a utility area, enhancing functionality and storage options throughout.

The enclosed west facing rear garden provides a peaceful retreat, ideal for outdoor relaxation or gardening enthusiasts with an easy maintenance Astro turf grass lawn. With its desirable location on High Street, residents can enjoy the benefits of village life while being within easy reach of local amenities.

This property is a perfect blend of style, comfort, and practicality, making it an ideal choice for families, couples, or individuals looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.

Roydon is a highly sought after commuter village set on the Hertfordshire/Essex border which boasts plenty of village amenities. The pretty village green is bordered by attractive period homes and a small High Street runs through the village, offering a convenience store/post office, chemist, two pubs/restaurants, a highly regarded Primary School and a main-line station. There is also a village hall, recreation field and tennis club, open countryside on your doorstep and beautiful walks along the River Stort towpath.



- Character Cottage
- Close to Roydon Station
- Chain Free Sale
- Stylish Throughout
- Large Kitchen-Diner
- Two Double Bedrooms
- Village Location
- Feature Fireplace
- En-Suites to Two Bedrooms



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Freehold
Epping Forest
D





Entrance Porch	En-Suite Shower
5'7 x 2'10	5'7 x 5'7
Living Room	Bedroom Two
15'1 x 13'6" max	10'2 x 9'4
Inner Hallway	En-Suite Bathroom
14'2 x 4'9	10' x 5'8
Kitchen/ Dining Room	Exterior
17'7 x 10'2 max	Front Garden
Utility/ Cloakroom	Secluded West Facing Rear Garden
5'6 x 4'10	Freehold
Landing	
Bedroom One	
15'4 x 13'8" max	

High Street, Roydon

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or amended without prior consent from Shepherds. Estate Agents Ltd.





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