

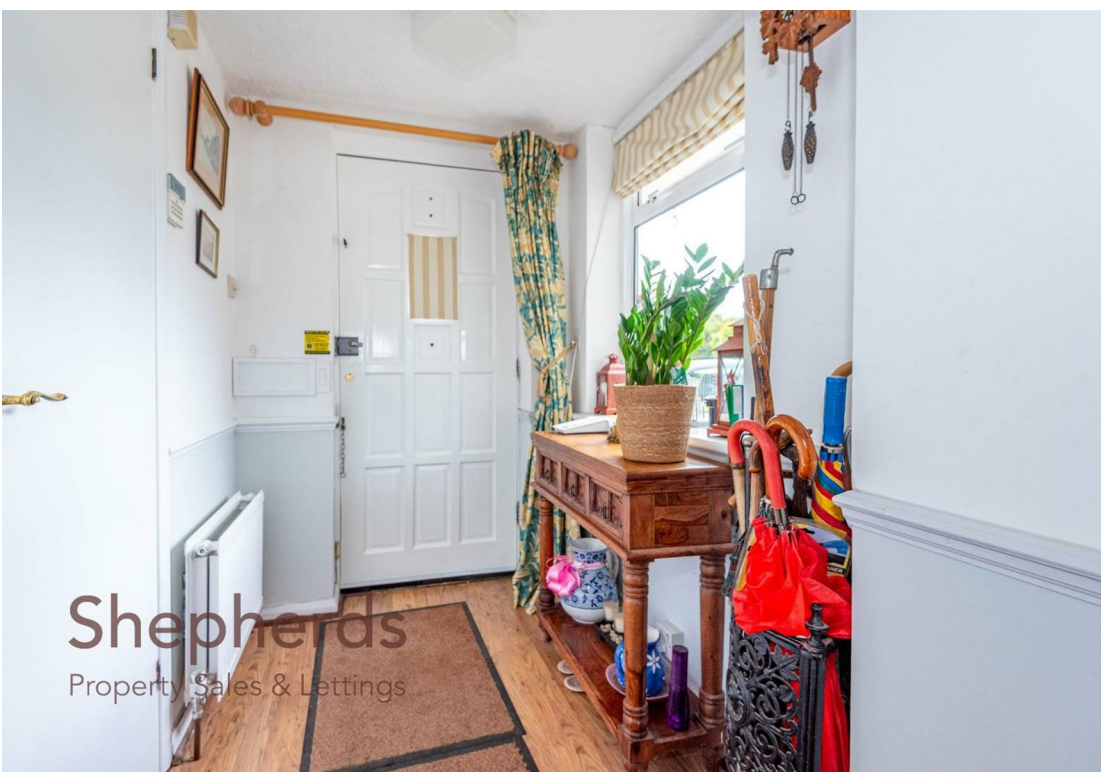


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Ducketts Mead | Roydon | CM19 5EG | £629,995



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Nestled in the charming area of Ducketts Mead, Roydon, this delightful detached house offers a perfect blend of space and comfort. Built in 1968, the property spans an impressive 1,892 square feet (inc carport) and is set on a generous corner plot, providing ample outdoor space for relaxation and recreation.

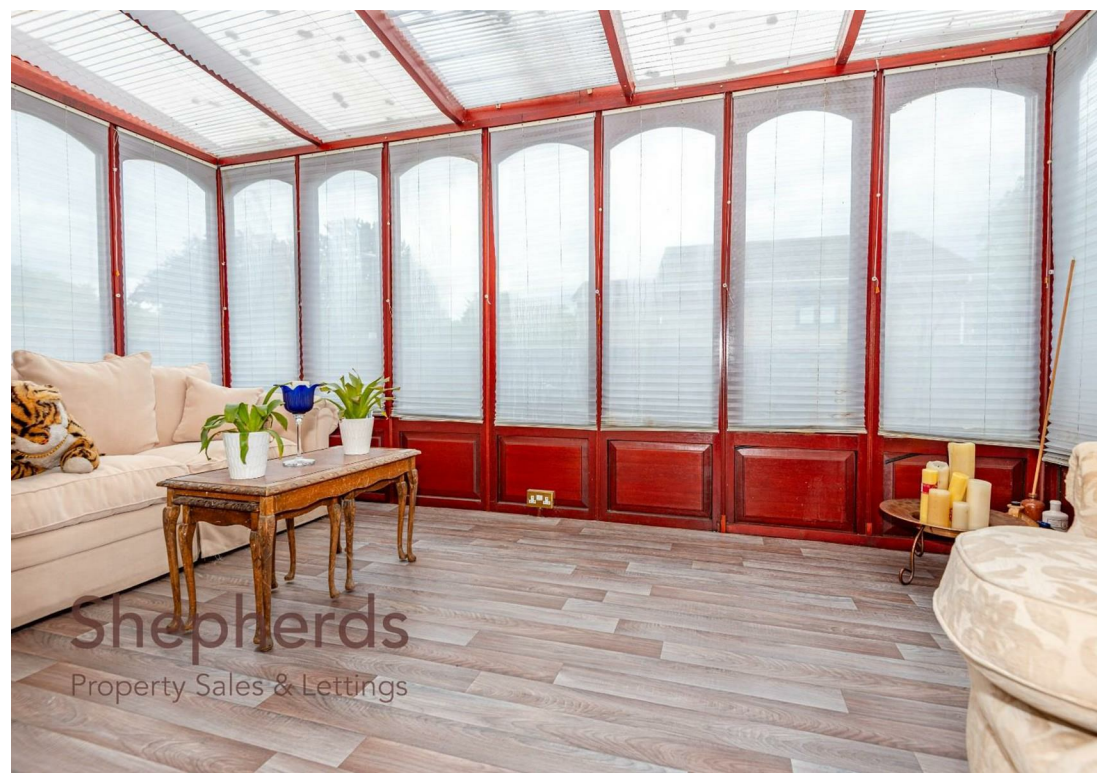
Upon entering, you are greeted by a welcoming entrance porch that leads to a cloakroom / w.c. The heart of the home is undoubtedly the spacious living room, measuring 17'9" x 13", which flows seamlessly into a dining area of 12'11" x 9'10". The modern kitchen/breakfast room, is ideal for culinary enthusiasts, while the family room, offers a cosy space for gatherings along with the conservatory.

The first floor boasts four generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom suite features a small dressing area and an en-suite shower room, providing a private retreat. The second bedroom, measuring 16'6" x 10'2", includes built-in wardrobes, while the remaining bedrooms are equally well-proportioned, making this home perfect for a growing family.

Outside, the property benefits from a large front garden and a double carport, and parking up to four vehicles. The rear garden offers a peaceful outdoor space, ideal for entertaining or simply enjoying the fresh air. This property is a rare find, combining modern living with the charm of a well-established neighbourhood. With its spacious layout and convenient location, it presents an excellent opportunity for those seeking a family home in a desirable area.

The property is part of the Ducketts Mead Residence Association which manages a select river frontage with Mooring Rights, fishing rights and a barbecue area for the residents' use. A small annual fee of £68 per annum is collected. (mooring rights subject to availability).

The property is connected to mains drainage, water, gas and electric. The property has not flooded in the last 5 years.



- Detached House
- 3/4 Reception Rooms
- Double Carport & Driveway
- Access to BBQ & Slipway
- Fishing Rights
- 4 Double Bedrooms
- Modern Kitchen
- Gas Central Heating
- Walking Distance of Station
- Mooring Potential for a Boat



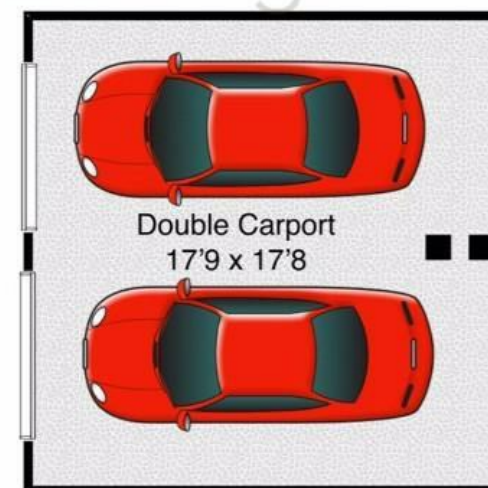
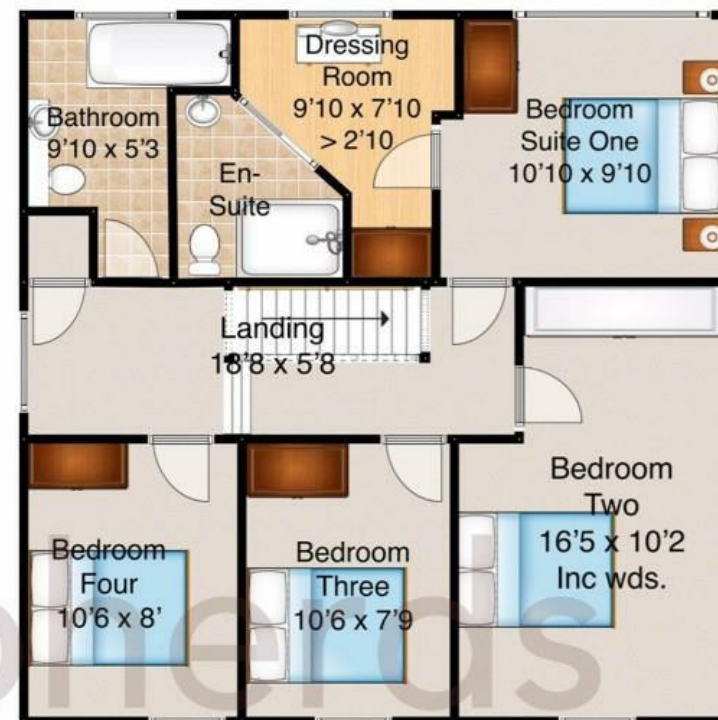
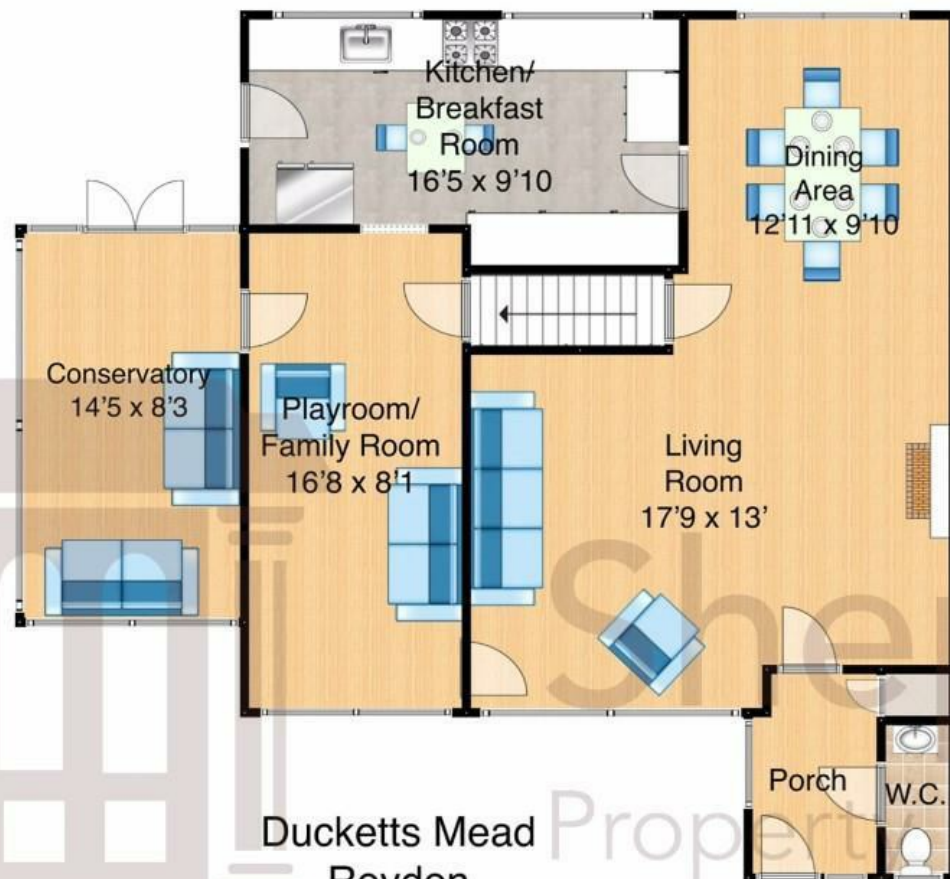
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Tenure :
Council:
Tax Band:
Freehold
Epping Forest
F



Entrance Porch	En-Suite Shower Room
Cloakroom/ W.C.	Bedroom Two
Living Room	16'6 x 10'2 inc wds
17'9 x 13'	Family Bathroom
Dining Area	9'10 x 5'3
12'11 x 9'10	Bedroom Three
Kitchen/ Breakfast Room	10'6 x 7'9
16'5 x 9'10	Bedroom Four
Family Room	10'6 x 8'
16'8 x 8'1	Exterior
Conservatory	Front Driveway
14'5 x 8'3	Large Corner plot Front Garden
Landing	Double Carport
16'8 x 5'8	17'9 x 17'8
Bedroom Suite	Courtyard Style Rear Garden
10'10 x 9'10	Agents Note:
Dressing Area	This property does not back onto the river
9'10 x 7'10 narr 2'10	



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.
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