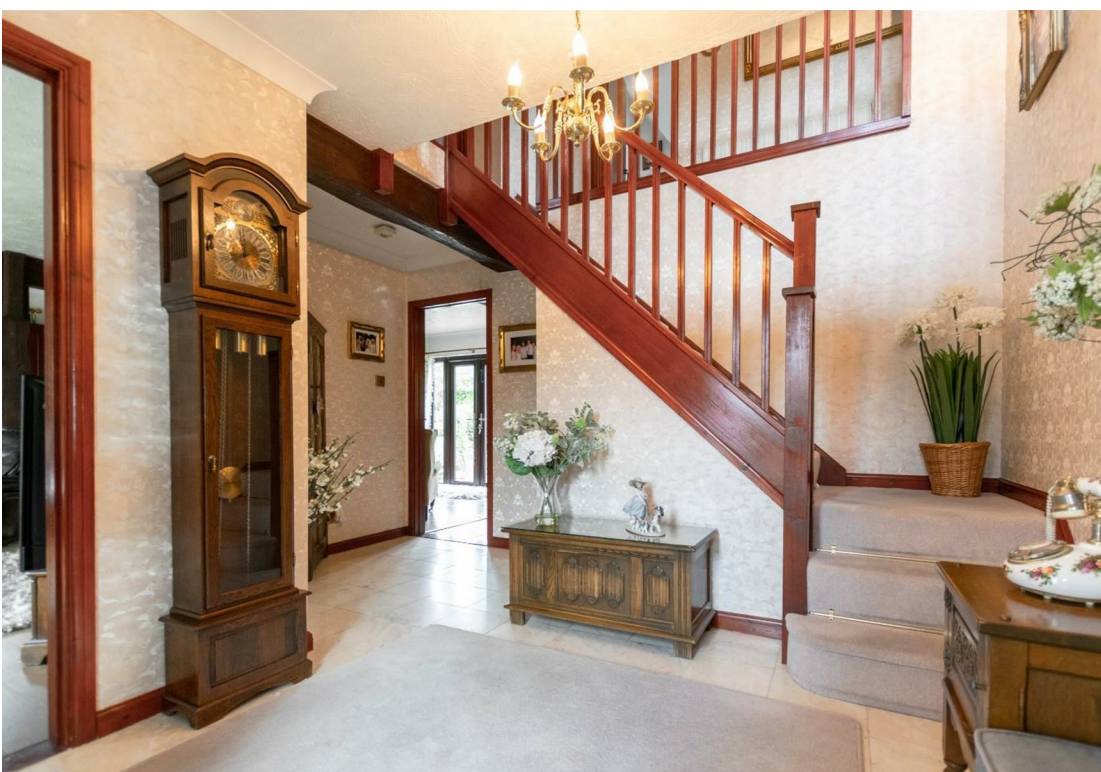




**Shepherds**

Property Sales & Lettings

Roydon Road | Harlow | CM19 5DU | £895,995





# Roydon Road | Harlow | CM19 5DU

Nestled on the desirable Roydon Road in Harlow, this impressive detached house offers a perfect blend of comfort and convenience. Approached through elegant electric gates, the property is ideally situated, providing easy access to Harlow's vibrant amenities while being in close proximity to the charming village of Roydon. The original property was built in 1994 and is one of two properties built.

Upon entering, you are welcomed into a spacious living room that invites relaxation, complemented by a separate morning room perfect for entertaining guests. The heart of the home is undoubtedly the social family kitchen dining room, which is both functional and inviting, complete with a utility area and a cloakroom for added convenience.

The first floor boasts a generous principle bedroom featuring a modern en suite bathroom, ensuring a private retreat. Additionally, there are three further well-proportioned double bedrooms and a family bathroom, making this home ideal for families or those needing extra space.

Outside, the property benefits from private rear gardens that offer a tranquil setting, with the picturesque Canons Brook Golf Club the otherside of the road, providing a lovely backdrop for outdoor activities. For those with vehicles, the property includes ample parking for up to three vehicles, along with an integral double garage.

This delightful home combines spacious living with a prime location, making it a wonderful opportunity for anyone seeking a peaceful yet accessible lifestyle in Harlow.

The property is to be sold chain free. and benefits from gas central heating, mains electricity, water and sewage.



- Detached House
- 2 Bathrooms & a Cloakroom
- Kitchen/ Dining Room
- Chain Free Sale
- Gas Central Heating
- 4 Double Bedrooms
- 2 Reception Rooms
- Double Garage & Driveway
- One Previous Owner



**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 :** Freehold  
**Council:** Harlow Council  
**Tax Band:** G



- Entrance Door
- Entrance Hall
- Cloakroom/ W.C.  
6'6 x 3'5
- Living Room  
17'8 x 16'4
- Morning Room  
12'5 x 11'2
- Kitchen/ Dining Room  
24'6 x 9'10
- Utility Room  
9'10 x 5'2
- First Floor Landing
- Bedroom Suite One  
16'10 x 13'
- En-Suite Shower
- Bedroom Two  
13'4 x 10'8
- Bathroom
- Bedroom Three  
13'7 x 8'8
- Bedroom Four  
14'2 x 8'9
- Exterior
- Front Garden
- Driveway
- Double Garage
- Rear Garden

# Roydon Road, Harlow, CM19



This floor plan is for guidance only and may not be accurate. Fine and Country 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 edited without the consent of Fine and Country Hoddesdon



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