



Shepherds
Property Sales & Lettings

Hamlet Hill | Roydon | CM19 5JZ | £950,000





Shepherd's
Property Sales

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Nestled in the charming village of Roydon Hamlet, this four-bedroom detached house offers a unique opportunity for those seeking a blend of privacy and potential. Set on a generous gated plot of approximately 0.4 acres (not measured), the property boasts an impressive frontage and extensive parking for up to eight vehicles, making it ideal for families and entertaining guests.

Built in 1976, this well-presented home spans around 2,370 square feet (including garage and Outbuilding) and features a welcoming entrance hallway that leads to a spacious living room and a separate dining room, perfect for hosting gatherings. The attractive fitted kitchen, complemented by a utility room and a convenient ground floor cloakroom, enhances the functionality of the living space. Upstairs, you will find four well-proportioned bedrooms and a luxurious five-piece family bathroom, providing ample accommodation for family living.

The outdoor space is a standout feature, with mature gardens and open areas that invite relaxation and play. The substantial brick-built outbuilding presents exciting possibilities for conversion into an annexe, games room, or home office, S.T.P.P.

Roydon is a highly regarded village that offers a semi-rural lifestyle while maintaining excellent transport links. The nearby Roydon railway station provides direct services to London Liverpool Street in approximately 30 minutes and to Cambridge in about 55 minutes. Additionally, major roadways such as the M11, M25, and A10 are easily accessible, ensuring that you remain well-connected to the surrounding areas.

This property not only offers a comfortable family home but also significant potential for extension and development, making it a rare find in today's market. Don't miss the chance to make this delightful house your new home.

The property benefits from Oil fired central heating (the vendor believes that gas is now available in the road) mains water, electricity and a private drainage system



- Detached House
- 2 Reception Rooms
- Part Built Annex
- Chain Free Sale
- Large Plot
- 4 Double Bedrooms
- Bath/Shower Room
- Double Garage & Driveway
- Oil Fired Heating



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.



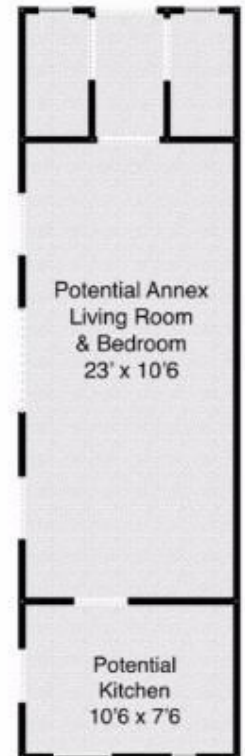
Tenure :
Council:
Tax Band:
Freehold
Epping Forest Council
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Entrance Door	Bedroom Two
Reception Hall	13'3 x 10'10
17'2 x 10'11	Bedroom Three
Living Room	12'11 x 9'8
24'2 x 13'2	Bedroom Four
Dining Room	10'11 x 9'8
16'8 x 9'6	Exterior
Kitchen	Gated Driveway
13'8 x 9'6	Double Garage/Workshop
Utility Lobby	18'4 x 17'1
9'7 x 7'7	Rear Garden & Orchard
Clakroom	Detached Outbuilding Annex (not complete)
First Floor	Living/ Bedroom Space
Study Landing	23' x 10'6
22'4 x 10'11	Kitchen Space Not Fitted
Bedroom One	10'6 x 7'6
13'3 x 13'	Space for Shower Room
Family Bath/ Shower Room	
9'8 x 7'7	

Hamlet Hill, Roydon



Part Built Annex

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 edited without the consent of Shepherds Estate Agents Ltd



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