



Shepherds
Property Sales & Lettings

High Street | Roydon | CM19 5EA | £245,000



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A photograph of a hallway with red brick flooring and white walls. On the left is a white door with a large window featuring textured glass. A white radiator is mounted on the wall. The hallway leads to a kitchen area with wooden cabinets and a checkered backsplash. A ceiling light fixture is visible at the end of the hallway.

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Nestled in the heart of Roydon on the bustling High Street, this charming maisonette is a splendid opportunity for those seeking a blend of period character and modern convenience. Forming part of a Grade II Listed building, this unique property boasts its own private front and rear entrances, ensuring a sense of independence and privacy.

Upon entering, you are welcomed into a well-appointed living /dining room, perfect for both relaxation and entertaining. The space is enhanced by bespoke shutter blinds that add a touch of elegance to the windows. The fitted kitchen is both functional and stylish, catering to all your culinary needs. The double bedroom features fitted wardrobes, providing ample storage while maintaining a clean and uncluttered aesthetic. A modern bathroom completes the accommodation, offering a comfortable and contemporary space.

The maisonette is further complemented by a private rear garden, ideal for enjoying the outdoors, as well as an allocated parking space in a car park at the rear of the building, along with a garage en-bloc. The garage has a mezzanine storage loft area. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

With Roydon Station just a short stroll away, offering direct access to Liverpool Street in approximately 33 minutes, this property is perfectly positioned for commuters. Whether you are a first-time buyer or looking to downsize, this maisonette presents a rare opportunity to own a piece of history in a vibrant community.

Mains services are all connected and the property has gas central heating.

The property enjoys a SHARE OF THE FREEHOLD. The underlying lease is 999 years as from 25th March 1975, with 922 years remaining

The maintenance cost is currently £30 per month. This pays for outside lighting, maintenance, communal gardening, C.C.T.V and any repairs, clearing of guttering etc. to the common areas. Peppercorn ground rent.



- Share of Freehold
- Gas Central Heating
- Bedroom With Wardrobes
- Own Garden
- Walking Distance of Station
- Ground Floor Maisonette
- Garage & Parking Space
- Kitchen & Bathroom
- CHAIN FREE



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:

Leasehold - Share of Freehold
Epping Forest Council
C



Entrance Door	Garage
Living/ Dining Room 16'5 x 12'2	15'8 x 7'9
Kitchen 9'5 x 9'2	Mezzanine Storage Platform
Inner Hall	Private Garden
Bedroom 9'11 x 9'2	
Bathroom	
Exterior	
Allocated Parking Space	

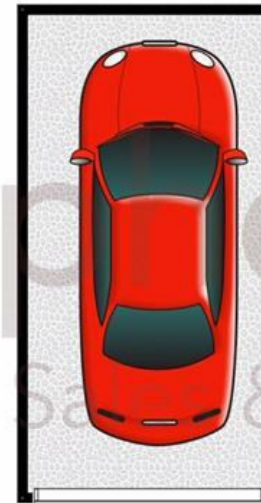
High Street
Roydon



Garage
15'8 x 7'9



Parking Space



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. This 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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