



The Granary, Roydon, CM19 5EL  
£975,000

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# The Granary, Roydon, CM19 5EL

A large detached family home situated in an impressive cul-de-sac, close to the station. The property has generous accommodation with the ground floor comprising of an entrance hall, lounge over-looking the garden, study/playroom, formal dining room, utility room and cloakroom/W.C and a kitchen/breakfast room which has a central island and a range of fitted wall & base units. The first floor has a family bathroom and five bedrooms with an en-suite shower room to the main bedroom. Outside, there is a detached double garage and lots of parking and the private rear garden, which backs on to the River Stort, is mainly laid to lawn with patio areas.

Roydon is a pretty village on the Hertfordshire/Essex border and offers a range of amenities from shops to public houses, restaurants and a highly regarded primary school. There is a main line train station serving Central London and Stansted airport, both a short train journey. Convenient roads link nearby towns (Hertford - 6miles and Harlow - 3miles) and Roydon Marina Village is a wonderful spot for a walk or to relax in the Boathouse Café Bar.



REYLANDJOHNSON/TGR  
TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.