



**Barn Hill, Roydon**

**O.I.E.O £700,000**



**MILLERS**  
ESTATE AGENTS



\* DETACHED BUNGALOW \* SWIMMING POOL \*  
TWO DOUBLE BEDROOMS \* GATED CARRIAGE  
DRIVEWAY \* PRIVATE ROAD \* HOT TUB & SUMMER  
HOUSE \*

This elegantly presented detached bungalow is a true gem, featuring a luxurious swimming pool, a relaxing hot tub and an inviting summer house. With two generously sized double bedrooms and expansive living spaces, this property promises comfort and style in every corner. Nestled in a picturesque semi-rural area, it's just a short stroll away from breathtaking open countryside and fertile farmland. Accessed through secure electrically operated gates, the carriage driveway offers ample parking for multiple vehicles, providing both convenience and privacy.

Step inside and be greeted by a welcoming entrance hall that opens into a charming inner lobby, leading to an array of stunning living areas. The living room is a standout feature, complete with a cozy fireplace, elegant wooden flooring and French doors that seamlessly connect to the beautiful rear garden. The open-plan kitchen and dining area are perfect for entertaining, boasting bi-folding doors that further enhance the indoor-outdoor experience. This space is equipped with high-quality fitted units, exquisite granite worktops and a suite of integrated appliances, including a wine cooler, double oven, hob and extractor fan.

This delightful bungalow includes two spacious double bedrooms and a stylish family bathroom showcasing a modern white four-piece suite, complete with a walk-in shower. The generous rear garden is an outdoor oasis, featuring a sparkling swimming pool, a beautifully designed wooden decked terrace with glass balustrades, and an expansive lawn area surrounded by lush shrubs and mature trees. This property is not just a home; it's a lifestyle waiting to be embraced.







## GROUND FLOOR

### Entrance Hall

### Inner Lobby

10'7" x 10'4" (3.23m x 3.15m)

### Living Room

17'1" x 23'5" (5.21m x 7.14m)

### Kitchen Dining Room

24'4" x 13'11" (7.42m x 4.25m)

### Utility Room

5'7" x 13'11" (1.70m x 4.25m)

### Bedroom One

13'6" x 15'7" (4.12m x 4.74m)

### Bedroom Two

8'11" x 12'6" (2.73m x 3.82m)

### Family Bathroom

11' x 5'1" (3.35m x 1.55m)

## EXTERNAL AREA

### Garage

21' x 14' (6.40m x 4.27m)

### Rear Garden

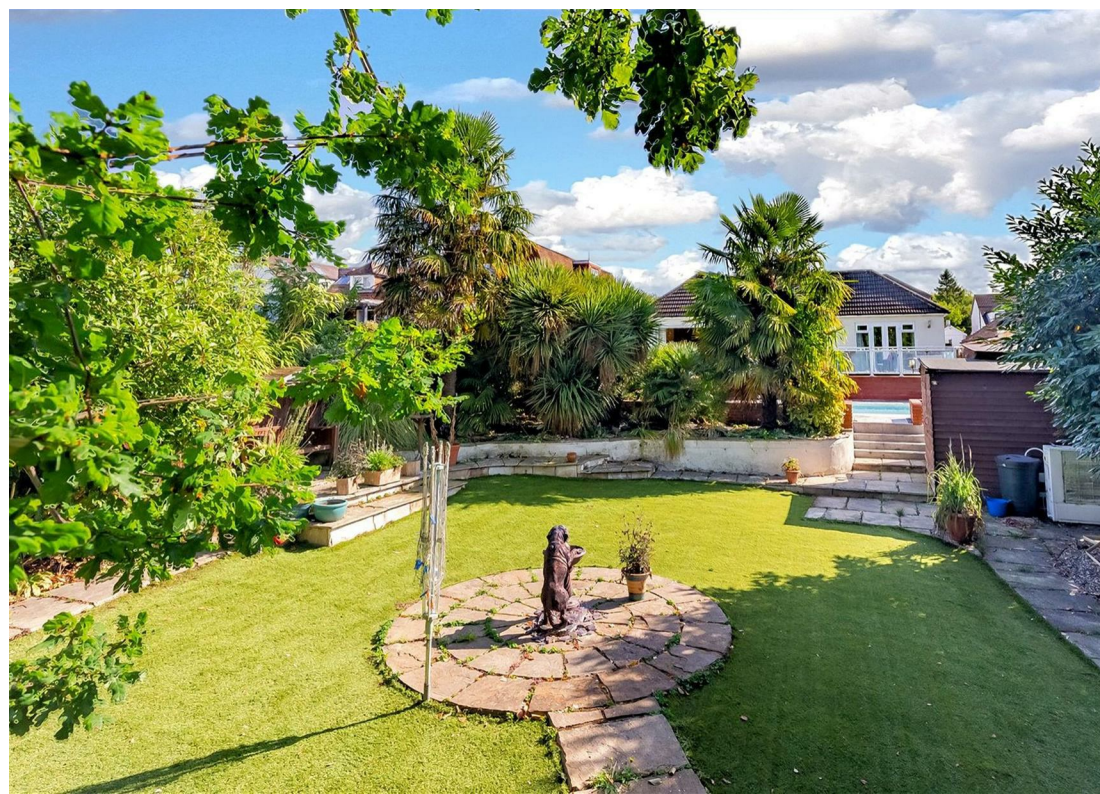
88' x 50' (26.82m x 15.24m)

### Terraced Patio

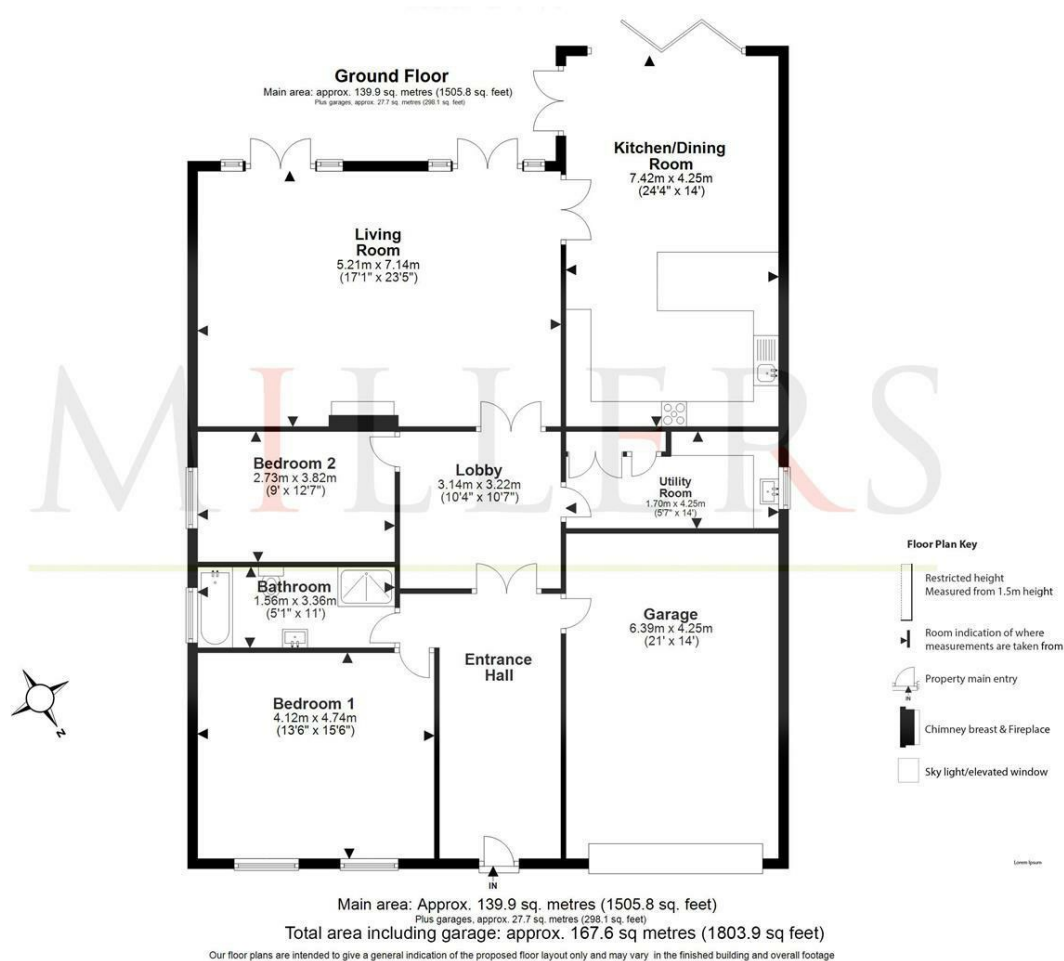
23' x 10' (7.01m x 3.05m)

### Summer House (Approx)

10'0" x 10'0" (3.05m x 3.05m)







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

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

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