



Barn Hill, Roydon, CM19 5LB

Price Range £750,000

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MILLERS
ESTATE AGENTS

PRICE RANGE £750,000 -£775,000

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

A beautifully presented detached bungalow featuring a swimming pool, hot tub, summer house and offering two double bedrooms and generous living accommodation. The property is situated in this stunning semi-rural location which is a short walk to open countryside and arable farmland. The property enjoys electrically operated gates leading to a carriage driveway providing ample parking for several vehicles. There is an entrance hall leading to an inner lobby and doors lead to the further accommodation. The living room features a fireplace has wooden flooring and French doors open onto the rear garden. The open plan kitchen dining room has bi folding doors to the garden and features a range of fitted units with granite worktops, integrated appliances including a wine cooler and double oven, hob and fan. There are two double bedrooms and a family bathroom comprising a white four-piece suite including a walk in shower. The generous rear garden features a swimming pool, wooden decked terrace with glassed balustrades. An ample lawn area surrounded by shrubs and mature trees.

The private road, Barn Hill is located within the Hamlet of Roydon and sits between the market towns of Hoddesdon, Epping and Harlow and is conveniently located within a short driving distance to many local amenities. Roydon village offers public houses, restaurants and a mainline station serving London. The nearby towns of Harlow, Hoddesdon and Epping offer a wider range of shopping, recreational amenities and schooling. Transport links include Broxbourne, Harlow and Epping stations (central line) providing access to Liverpool Street. The M25 is accessible from Waltham Abbey and the M11 at Hastingwood and Harlow. The A10 is convenient for Ware and North London.





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)

Family Bathroom

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

Bedroom One

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

Bedroom Two

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

EXTERNAL AREA

Garage

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

Rear Garden

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

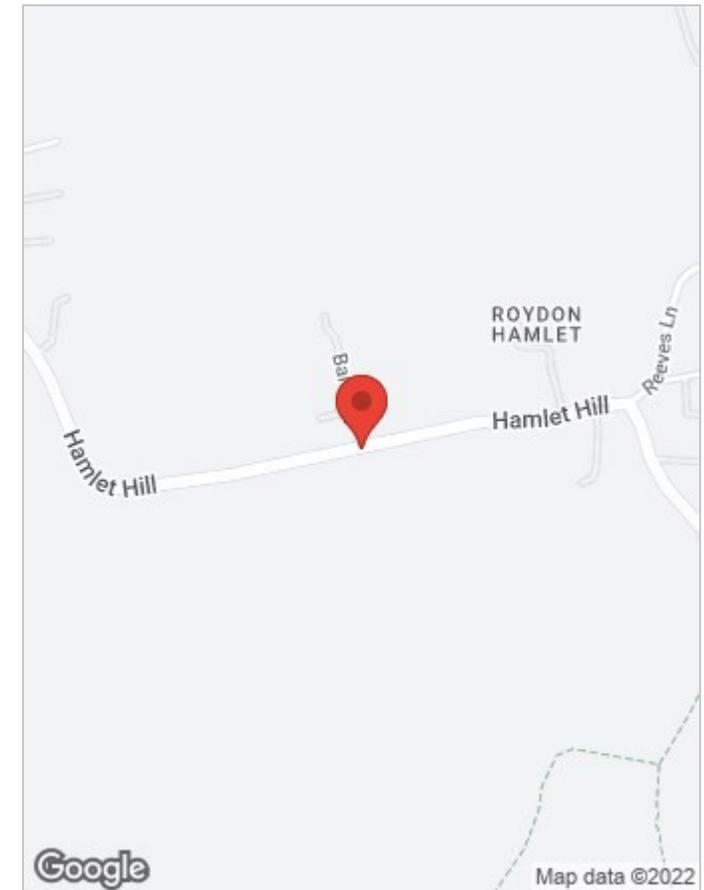
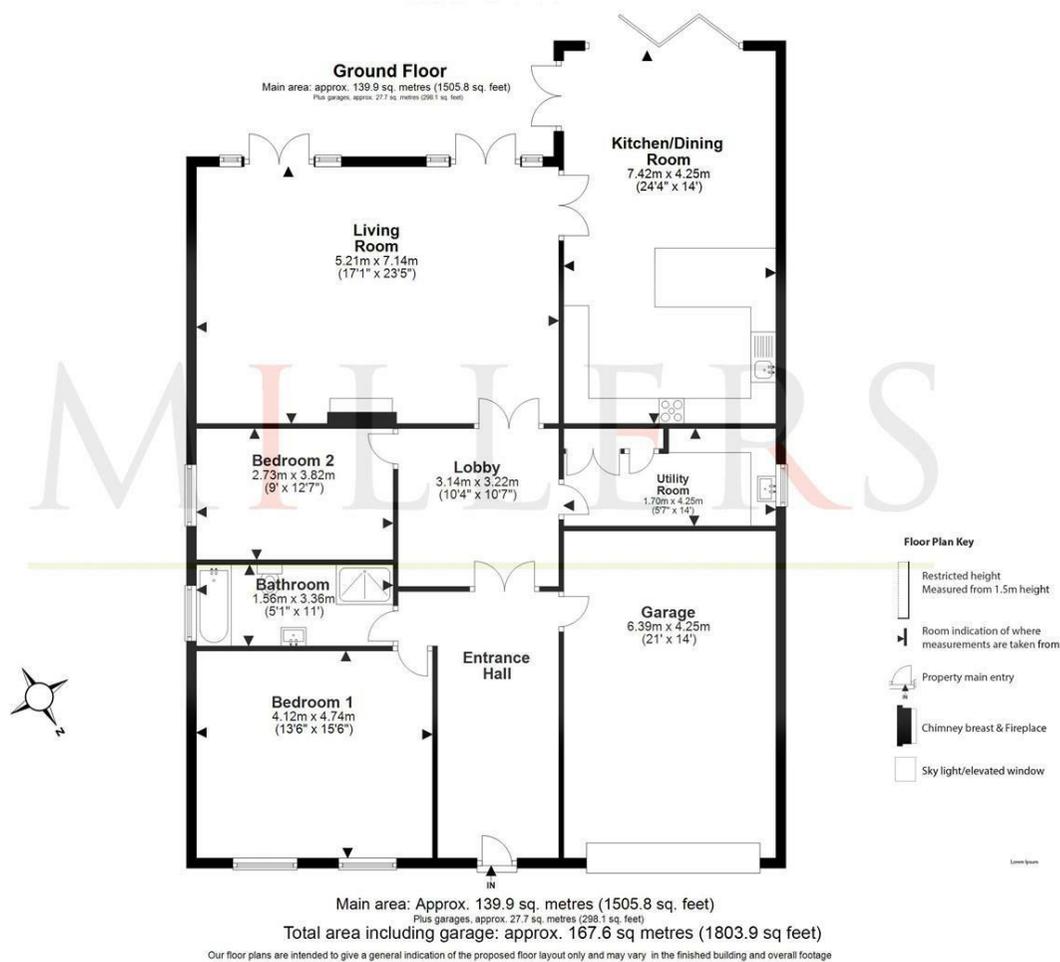
Terraced Patio

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		51	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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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