



Langland Place, Roydon,  
**Asking Price £400,000**



**MILLERS**  
ESTATE AGENTS



**\* GATED DEVELOPMENT \* MODERN TERRACED HOUSE \* TWO ALLOCATED PARKING SPACES \* TWO DOUBLE BEDROOMS \***

Nestled in the charming village of Roydon, Langland Place presents a delightful opportunity to acquire a modern terraced house within a fabulous gated development. This property, measuring 721 square feet, is in excellent decorative order and offers a perfect blend of comfort and style.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The fitted kitchen is well-equipped, making it ideal for culinary enthusiasts. The spacious lounge features French doors that open onto a lovely rear garden, seamlessly connecting indoor and outdoor living spaces.

The first floor comprises two generously sized double bedrooms, providing ample space for relaxation and rest. A well-appointed family bathroom completes this level, ensuring all essential amenities are within easy reach.

Outside, the property boasts two allocated parking spaces. The rear garden features a patio area perfect for al fresco dining, alongside a well-maintained lawn. Additionally, a timber outbuilding currently serves as an outside office, complete with power and light, offering a versatile space for work or leisure.

The gated development is surrounded by immaculate and well-tended grounds, enhancing the overall appeal of this lovely home. With its modern features and picturesque setting, this property is an excellent choice for those seeking a tranquil lifestyle in Roydon.







## GROUND FLOOR

### Kitchen

10'3" x 7'10" (3.13m x 2.39m)

### Living Room

9'0" x 14'4" (2.74m x 4.38m)

### Cloakroom WC

3'4" x 6'3" (1.02m x 1.91m)

## FIRST FLOOR

### Bedroom One

9'0" x 14'4" (2.75m x 4.37m)

### Bedroom Two

7'7" x 10'9" (2.31m x 3.28m)

### Bathroom

7' x 6'3" (2.13m x 1.91m)

## EXTERNAL AREA

### Two Allocated Parking Spaces

### Rear Garden

36'10" x 16' (11.23m x 4.88m)

### Office

7'7" x 8'6" (2.30m x 2.59m)

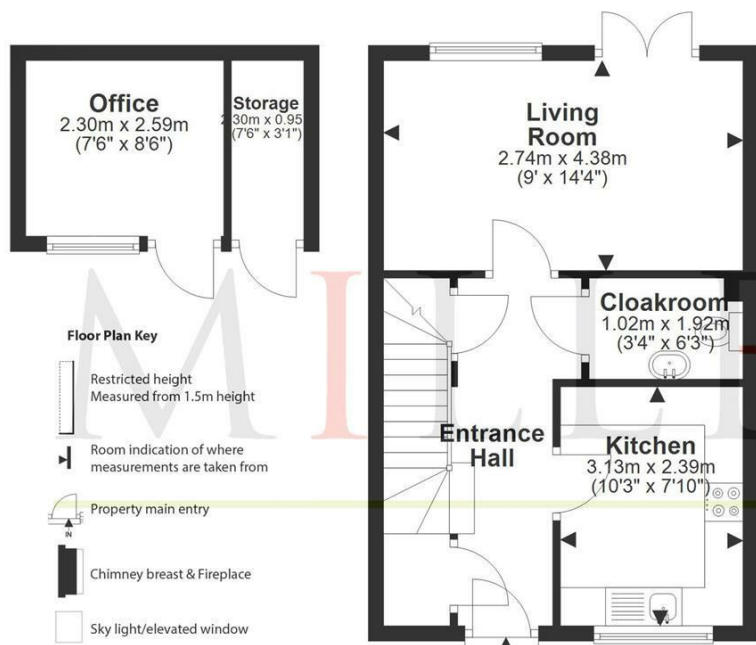
### Storage Shed

7'6" x 3'1" (2.29m x 0.94m)



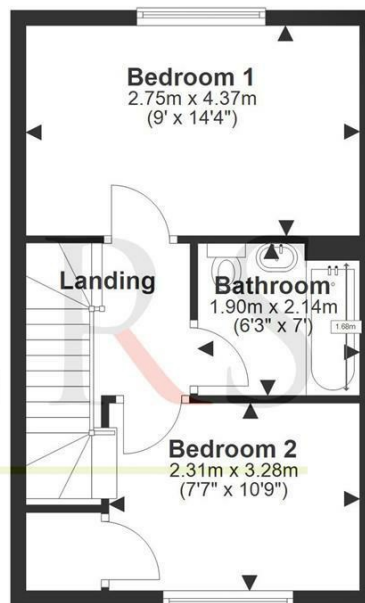
## Ground Floor

Main area: approx. 34.7 sq. metres (373.8 sq. feet)  
Plus office, approx. 6.0 sq. metres (64.1 sq. feet)  
Plus storage, approx. 2.2 sq. metres (23.4 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)

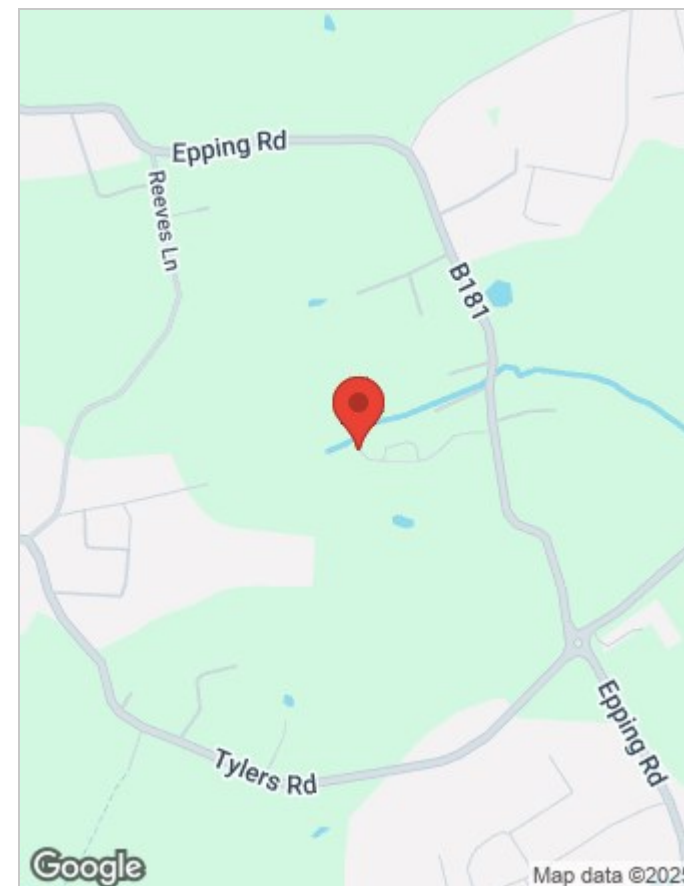


Main area: Approx. 67.0 sq. metres (721.0 sq. feet)

Plus office, approx. 6.0 sq. metres (64.1 sq. feet)  
Plus storage, approx. 2.2 sq. metres (23.4 sq. feet)

Total area including Office and Storage: approx. 75.2 sq metres (808.5 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>98</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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