



FORTUNE & COATES

The People's Estate Agent

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The Mill House 9 Roydon mill, Harlow, CM19 5EJ

Guide price £425,000

Fortune & Coates are delighted to offer to the market this two-bedroom Grade II listed mill conversion, situated within the Roydon Mill development.

The ground floor welcomes you into a bright and spacious living room, providing ample space for a range of furnishings and offering the perfect setting for relaxing or entertaining. French doors open directly onto the property's private balcony, overlooking the river and providing a peaceful outdoor space.

Stairs rise to the first floor to the impressive kitchen/dining room. The kitchen comprises a generous range of modern wall and base units with contrasting work surfaces, integrated appliances and ample storage, there is also plenty of space for a dining table, creating a sociable area ideal for everyday living and entertaining.

Living room 10'9" x 15'2" (3.30 x 4.64)

Balcony 10'5" x 8'8" (3.18 x 2.66)

Kitchen 10'9" x 15'5" (3.30 x 4.72)

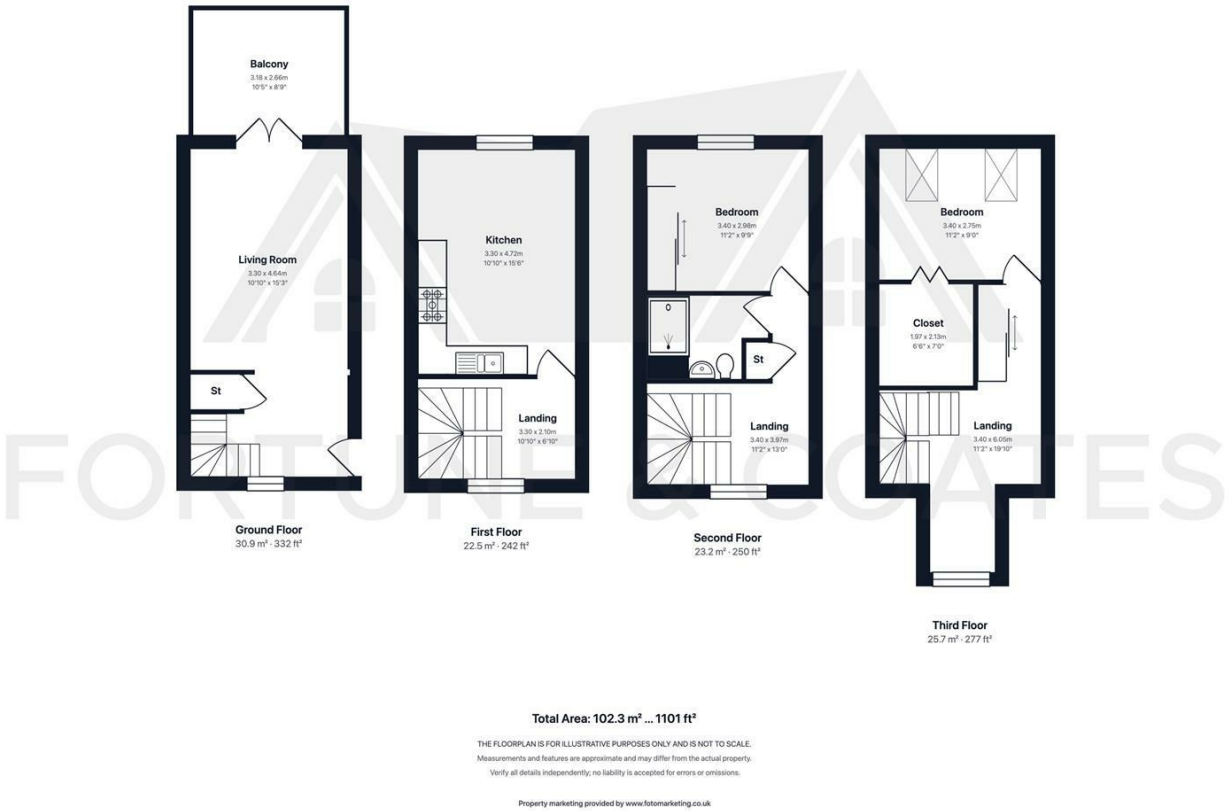
Bedroom 11'1" x 9'9" (3.40 x 2.98)

Bedroom 10'5" x 9'0" (3.20 x 2.75)

Closet 6'5" x 6'11" (1.97 x 2.13)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

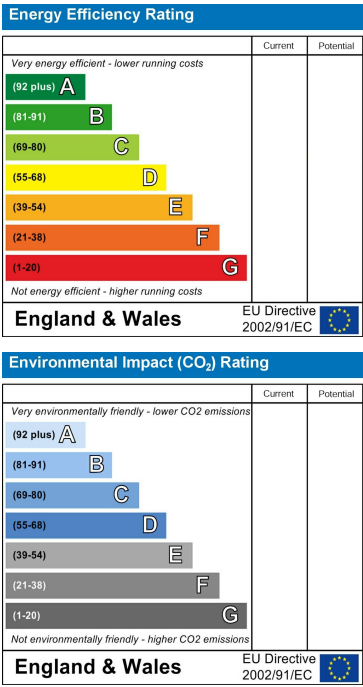
Floor Plan



Area Map



Energy Efficiency Graph



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