



Royd, St. Leonards Road, Nazeing, EN9 2HJ

Offers In Excess Of £1,000,000



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Offered CHAIN FREE !!! KIRBY COLLETTI are delighted to bring to market this INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW lying on substantial plot of approx. 1.6 of an Acre. The property offers an excellent opportunity to remodel and extend subject to the usual planning consents.

Located within a short walk to local shops, Clayton Hill Park and just over 2 miles to Broxbourne's Railway Station with its excellent service into London.

Some of the many features include Lounge, Sitting Room, Dining Room, Kitchen/Breakfast Room, Bathroom/W.C., Loft Room, Double Garage & Workshop.

- CHAIN FREE
- THREE BEDROOMS
- SITTING ROOM
- JUST OVER 2 MILES TO BROXBOURNE RAILWAY STATION
- SUPERB PLOT MEASURING 1.6 of AN ACRE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- INDIVIDUAL DETACHED BUNGALOW
- DINING ROOM
- DOUBLE GARAGE & WORKSHOP



ACCOMMODATION

Entrance door to:

ENTRANCE HALL

19'4" x 9'6" max (5.89m x 2.90m max)

Storage cupboard. Airing cupboard. Door to:

LOUNGE

20'3 x 10'4 (6.17m x 3.15m)

Front aspect uPVC double glazed bay window. Feature fireplace. Radiator. Double door to dining room: Archway to:

SITTING ROOM

15 into bay x 12'10 (4.57m into bay x 3.91m)

Front aspect uPVC double glazed bay window. Circular wooden window. Two decorative niches. Two wall light points. Radiator.

DINING ROOM

22'11 x 10'1 (6.99m x 3.07m)

Rear aspect sliding patio door to garden and separate circular wooden window to side. Decorative niche. Spiral staircase to first floor. Door to kitchen.

KITCHEN/BREAKFAST ROOM

16'9 x 11 (5.11m x 3.35m)

Rear aspect uPVC double glazed window. Range of white wall and base units with rolled edge worksurfaces over. Sink unit. Built in oven. Electric hob. Plumbing for washing machine and dishwasher. Integrated fridge freezer. Breakfast island bar. Tiled floor.

BEDROOM ONE

13'8 x 9'11 (4.17m x 3.02m)

Side aspect uPVC double glazed window. Fitted wardrobes. Radiator.

BEDROOM TWO

12'7 x 8'5 (3.84m x 2.57m)

Side aspect uPVC double glazed window. Fitted wardrobe. Radiator.

STUDY/BEDROOM THREE

10'7 x 5'5 (3.23m x 1.65m)

Front aspect uPVC double glazed bay window and separate window to side. Radiator.

BATHROOM/W.C

Rear aspect uPVC double glazed window. Low level W.C. Fully tiled walls. Panel enclosed bath. Pedestal wash hand basin.

LOFT ROOM

19'6 x 13'4 (5.94m x 4.06m)

Front aspect uPVC double glazed window. Two Velux windows and door to terrace.

OUTSIDE

The property is lying on a substantial 1.6 of an acre plot. The property is approached via a long shingled driveway off St Leonards Road.

REAR GARDEN

To the immediate rear there is paved patio and fish pond. Which lead to extensive laws to rear and side. Various shrubs and mature trees.

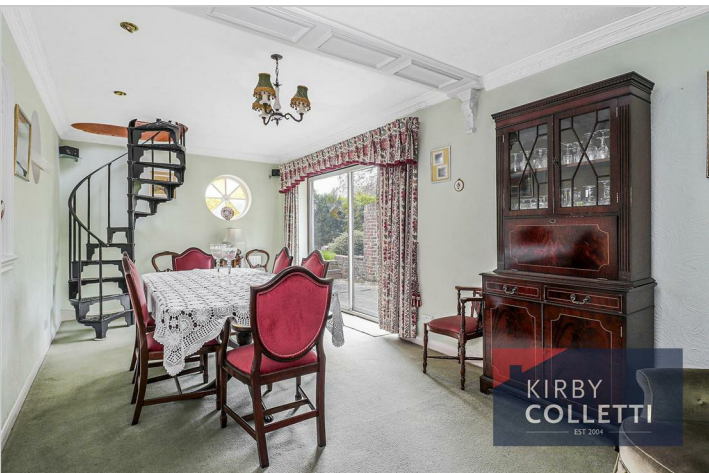
DOUBLE GARAGE

20'2 x 14'9 (6.15m x 4.50m)

WORKSHOP

20'5 x 19'10 (6.22m x 6.05m)

Power and light connected



Road Map



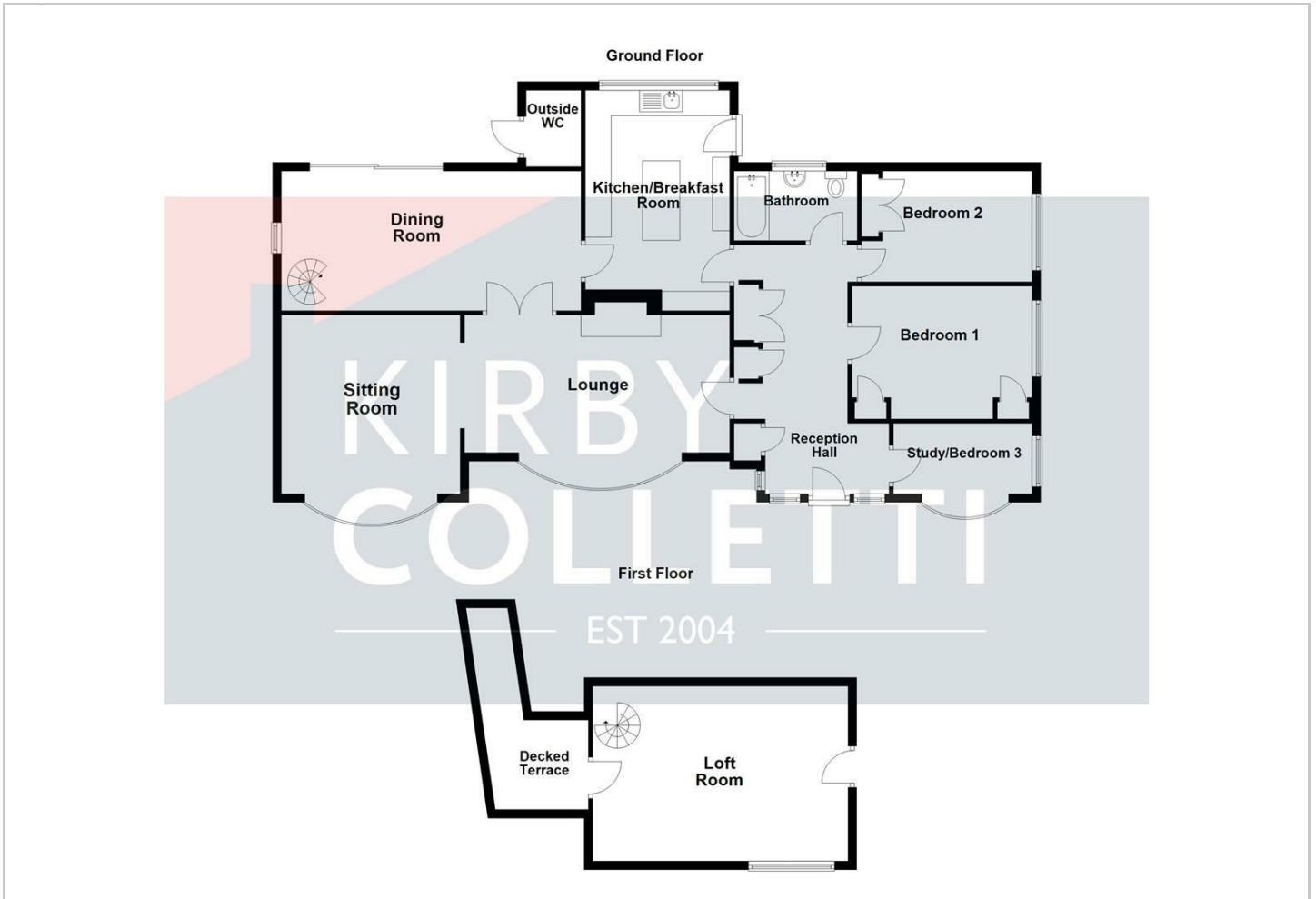
Hybrid Map



Terrain Map



Floor Plan

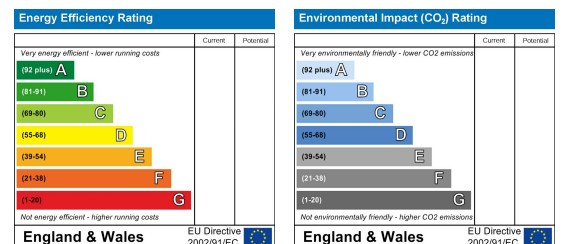


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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