



—dreampad—

Midfield

Lodge Farm | High Street | Roydon | Essex | CM19 5EF



Reception Hall

Roydon, Essex - Executive Detached Tucked Away Off High Street.

Midfield | Lodge Farm | High Street | Roydon | Essex | CM19 5EF

Guide Price: £890,000

This superb 5 bedroom executive detached home occupies a private location within Roydon village just a short hop from the High Street. The property offers a large reception hall with 4 reception rooms to include a spacious drawing room with impressive feature fireplace, dining room and a family room opening to the conservatory. To the first floor the 5 double bedrooms are served by 3 bathrooms (2 en-suites). There is potential to provide another floor of accommodation should this be required (subject to the relevant consents). Externally the lawned grounds of approximately 0.6 acres feature a heated outdoor swimming pool with pool house, ideal for those hot summer days and an expansive walled terrace for outdoor entertaining. Additionally a detached double garage, ample off street parking and convenience for Roydon Mainline Station serving London's Liverpool Street are further features.



— Drawing Room —



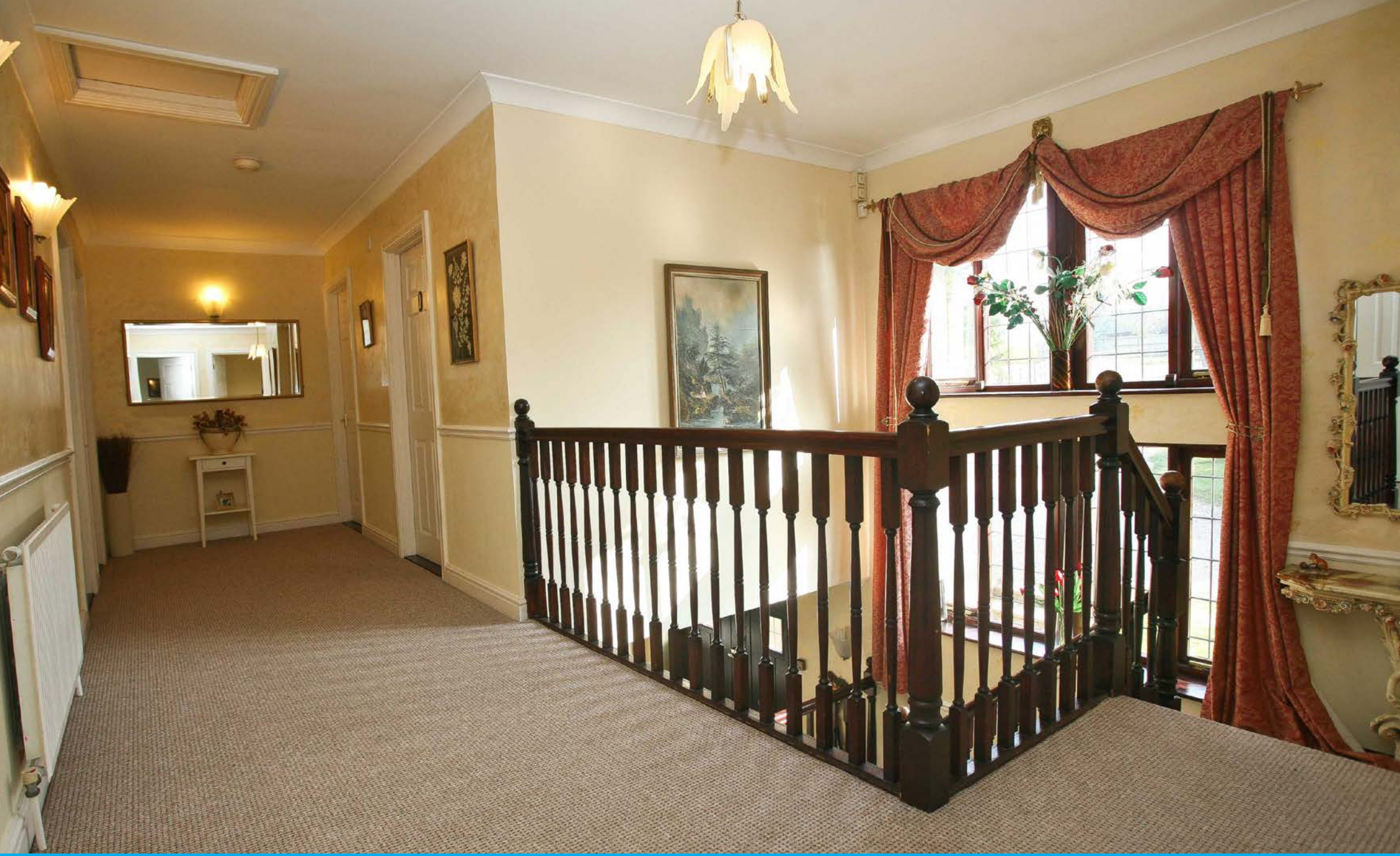
Family Room



Kitchen/Breakfast Room



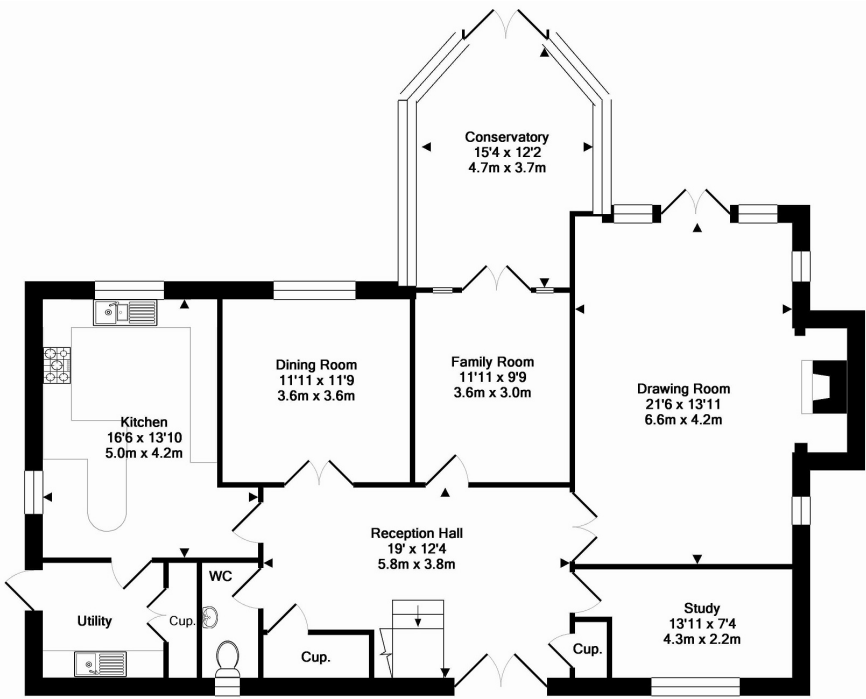
Study, Dining Room, Family Room & Conservatory



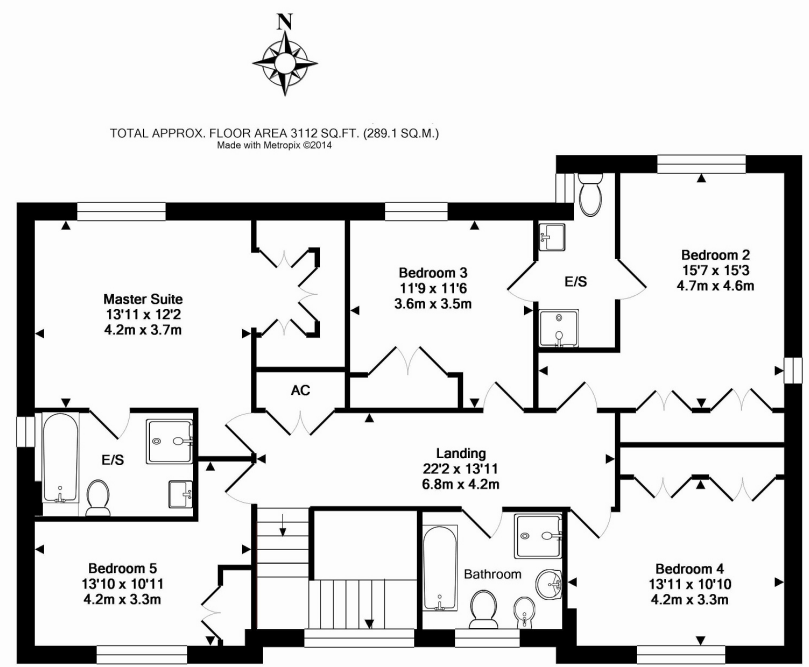
Galleried Landing



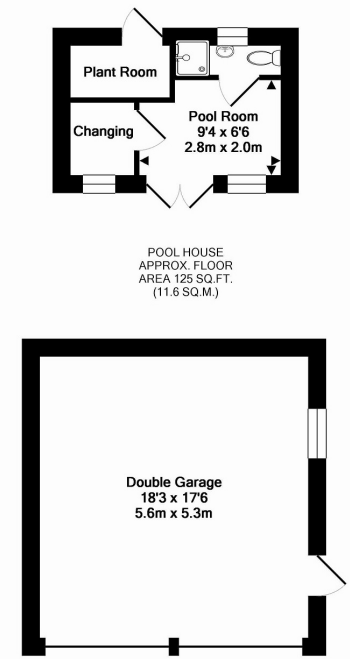
Bedrooms



GROUND FLOOR
 APPROX. FLOOR
 AREA 1387 SQ.FT.
 (128.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1282 SQ.FT.
 (119.1 SQ.M.)



DOUBLE GARAGE
 APPROX. FLOOR
 AREA 318 SQ.FT.
 (29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 3112 SQ.FT. (289.1 SQ.M.)
 Made with Metropix ©2014





Transport: Roydon Station (London Liverpool St) - 0.3 miles

M11 J7 - 6.8 miles M25 (J27) - 11.4 miles

Services: Mains Gas, Mains Water & Mains Drainage

Council Tax: Band G

Local Authority: Epping Forest District Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



Tel: 0208 166 2594
essex@dreampad.com
www.dreampad.com

Energy Performance Certificate

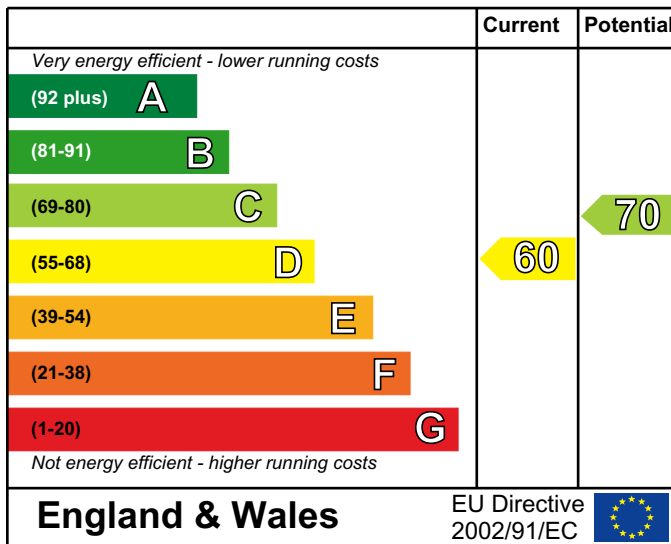


Midfield
High Street
Roydon
HARLOW
CM19 5EF

Dwelling type: Detached house
Date of assessment: 01 October 2008
Date of certificate: 02 October 2008
Reference number: 8193-5695-7120-5606-6083
Total floor area: 232 m²

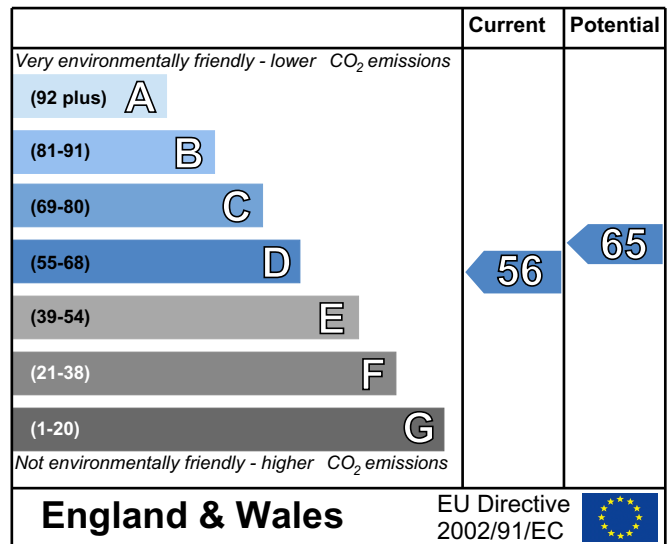
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m ² per year	185 kWh/m ² per year
Carbon dioxide emissions	9.2 tonnes per year	7.2 tonnes per year
Lighting	£217 per year	£124 per year
Heating	£988 per year	£820 per year
Hot water	£194 per year	£147 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome

Certification mark