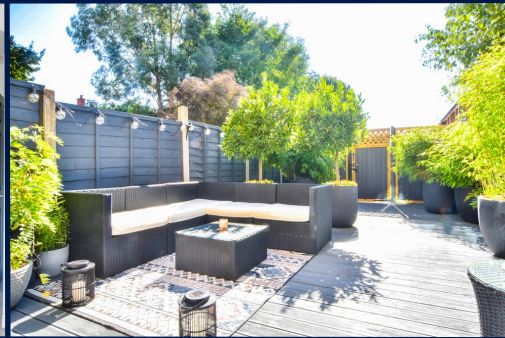




RODING DRIVE, LITTLE CANFIELD

GUIDE PRICE – £450,000

- 3 STOREY 3 DOUBLE BEDROOM MID-TERRACED TOWNHOUSE
- LARGE KITCHEN DINER
- GROUND FLOOR CLOAKROOM
- LIVING ROOM WITH JULIET BALCONY
- BUILT-IN WARDROBES TO ALL BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- HOME OFFICE
- 2 ALLOCATED PARKING SPACES
- LOW MAINTENANCE REAR GARDEN
- COMMUNAL GREENERY

A great opportunity to purchase this well presented 3 storey 3 double bedroom mid-terraced townhouse, located in Little Canfield. The property offers a downstairs cloakroom, a large kitchen diner with bi-folding doors to rear, living room with Juliet balcony and a home office. There are 3 double bedrooms all enjoying built-in wardrobes, with the principal bedroom enjoying an en-suite, and a family bathroom. Externally, there is allocated parking for 2 vehicles and a personnel gate leading to the low maintenance rear garden, which is approximately 30ft in length and is laid completely to decking. There is communal green and a feature oak tree to front to enjoy also.





With panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting, wall mounted radiator, tile effect luxury vinyl flooring, stairs rising to first floor landing, utility cupboard with wall mounted boiler, plumbing power and recess for washing machine, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, wall mounted fuseboard, ceiling lighting, wall mounted heated towel rail, linoleum flooring.

Home Office 8'4" x 6'4"

With window to front, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Kitchen Diner 20'3" x 13'7"

With recently installed Magnet kitchen comprising eye and base level cupboards and drawers with complimentary stone effect square-edged worksurface and splashback with additional tiling above, single bowl single drainer composite sink unit with mixer tap, 4-ring induction electric hob with extractor fan above, integrated oven and integrated combination oven, integrated dishwasher, recess and power for large fridge-freezer, inset ceiling downlighting, pendant lighting, wall mounted contemporary radiator, tile effect luxury vinyl flooring, large understairs storage cupboard with power, bi-folding doors leading out to rear entertaining garden.

First Floor Landing

With stairs rising to second floor, ceiling lighting, wall mounted radiator, power points, fitted carpet, doors to rooms.

Living Room 13'7" x 11'1"

With French doors, Juliet balcony and window to south-facing aspect, ceiling lighting, wall mounted radiator, TV telephone and power points, fitted carpet.

Bedroom 3 – 13'7" x 8'6"

With two windows to front, ceiling lighting, built-in wardrobes, wall mounted radiator, TV and power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and twin taps over, half-tiled surround, pedestal wash hand basin with mixer tap, close coupled WC, feature vanity mirror, ceiling lighting, extractor fan, wall mounted heated towel rail, linoleum flooring.

Second Floor Landing

With ceiling lighting, wall mounted radiator, power points, fitted carpet, doors to rooms and access to loft.

Bedroom 1 – 13'7" x 11'1"

With two windows to the south-facing aspect, built-in 4 door wardrobe with hanging rails and shelving within, ceiling lighting, wall mounted radiator, power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, close coupled WC, pedestal wash hand basin with mixer tap, full-tiled surround, ceiling lighting, extractor fan, electric shaving point, wall-mounted heated towel rail, linoleum flooring.

Bedroom 2 – 12'2" x 13'7"

With two windows to front, ceiling lighting, built-in triple wardrobe with hanging rails and shelving within, power points, wall mounted radiator, fitted carpet, airing cupboard housing pressurised hot water cylinder and shelves.

OUTSIDE

The Front

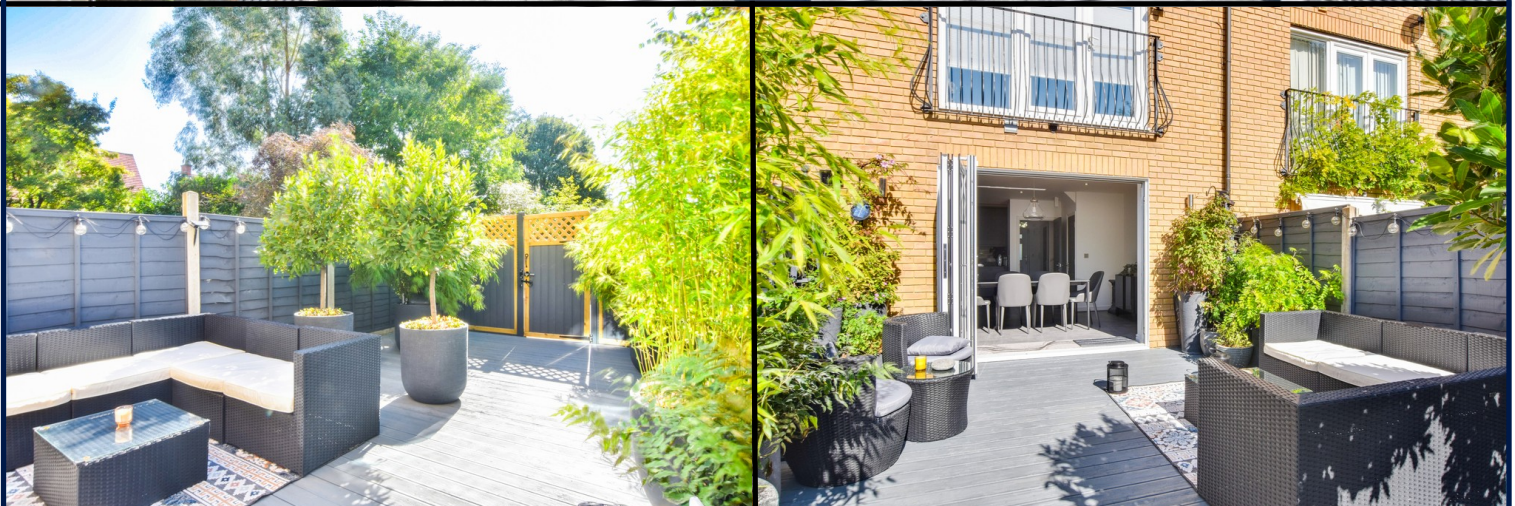
The front of the property is beautifully secluded with pathway leading to just a handful of properties, overlooking communal green and play area with feature oak tree.

The Rear

The rear of the property is approached via a shared block-paved driveway with 2 allocated parking spaces, personnel gate leading into:

Rear Garden

Approximately 30ft in length, laid completely to decking ideal for low-maintenance gardens, south-facing in nature so can be created into a beautiful sun trap, with outside lighting and water points that can also be found.



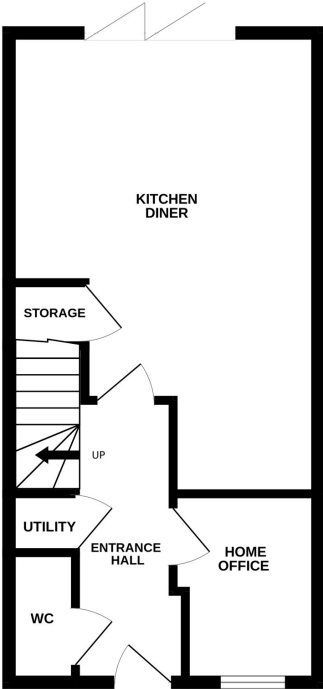
DETAILS

EPC

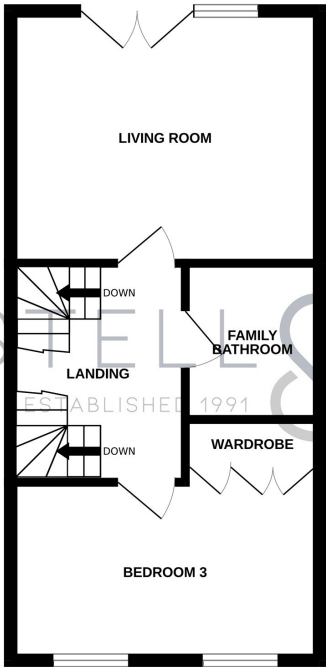
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

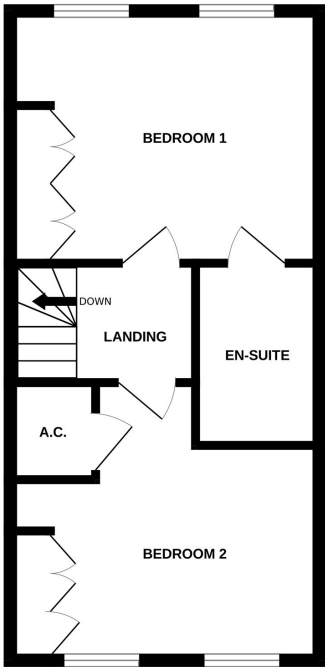
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

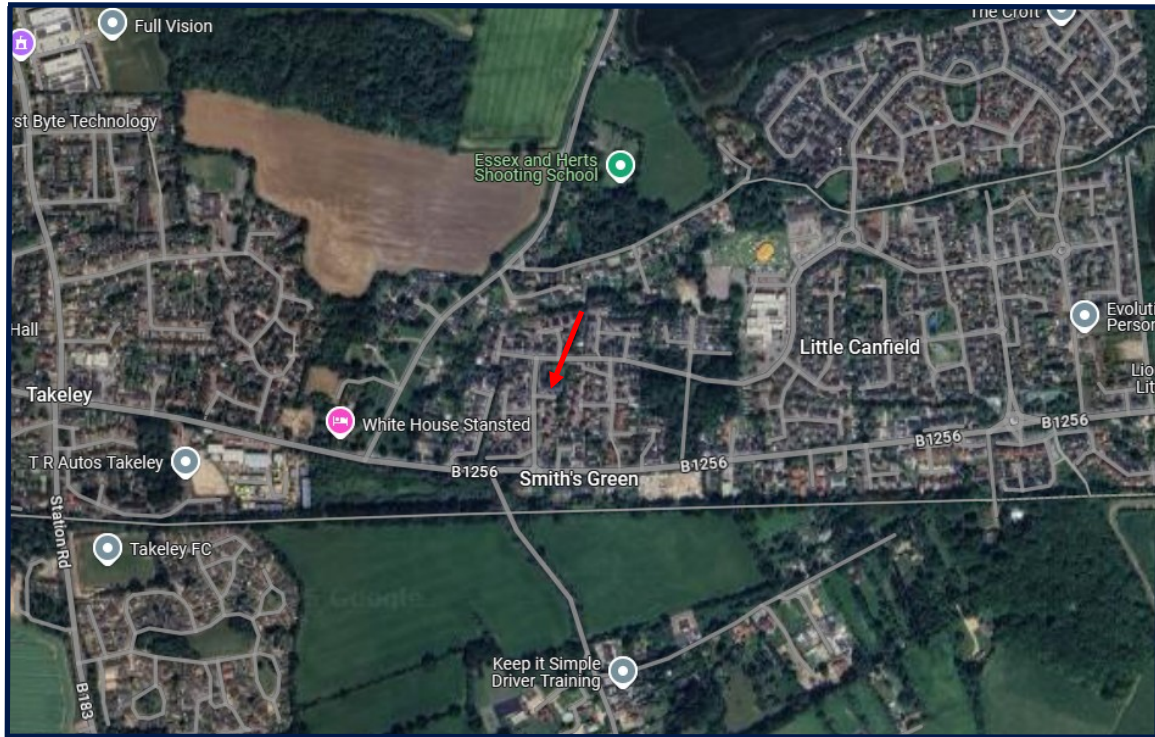


TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Roding Drive is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

22 Roding Drive, Little Canfield, Dunmow, Essex,
CM6 1FE

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains water and
drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 20/09/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?