



5 THE GOLDINGS

Leaden Roding, CM6 1GG

£400,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Beautifully Presented
- Three Bedrooms
- Master En Suite and Family Bathroom
- Open Plan Kitchen and Living Area
- Ground Floor Cloakroom
- Desirable and Popular Village
- Carport Parking and Further Parking
- No Onward Chain





Property Description

THE PROPERTY

Beautifully presented three bedroom property, situated within this desirable village. Offering a car port, lovely garden and offered CHAIN FREE.

THE LOCATION

Situated in a small, private development in the popular Essex village of Leaden Roding.

Leaden Roding benefits from a local village store, excellent junior and infants school and the renowned Axe and Compass public house which is just a three minute drive.

There is easy access to the flitch town of Great Dunmow which is approximately 10 minutes by car with shops for all

your day-to-day needs, restaurants, public houses, schools and leisure centre.

The nearest mainline train station can be found at Sawbridgeworth with lines to London Liverpool Street and Cambridge. A further train station is located at Chelmsford, which is approximately 15 to 20 minutes by car.

PROPERTY INFORMATION

Freehold.

Oil Fired Heating.

Council Tax Band - D

EPC - C

ENTRANCE HALL

CLOAKROOM

LOUNGE

18' 1" x 12' 0" (5.52m x 3.67m)

KITCHEN

13' 3" x 8' 7" (4.04m x 2.64m)

FIRST FLOOR

LANDING

BEDROOM 2

15' 3" x 12' 0" (4.67m x 3.67m)

BEDROOM 3

12' 0" x 6' 3" (3.67m x 1.92m)

BATHROOM

SECOND FLOOR

BEDROOM 1

14' 7" x 11' 6" (4.46m x 3.53m)

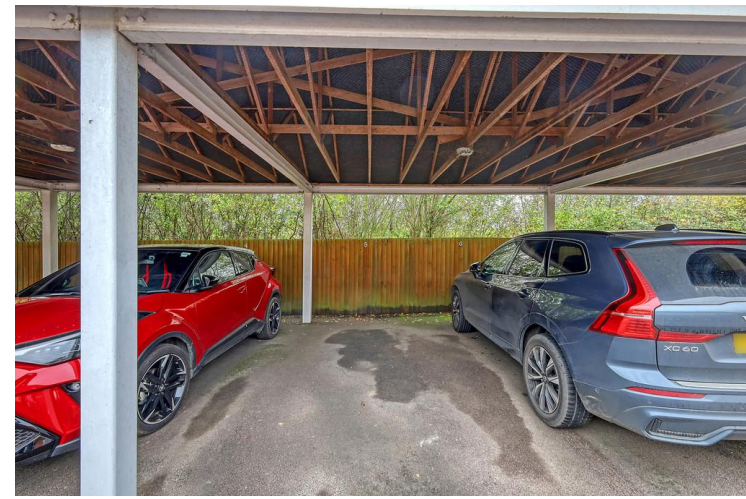
ENSUITE

OUTSIDE

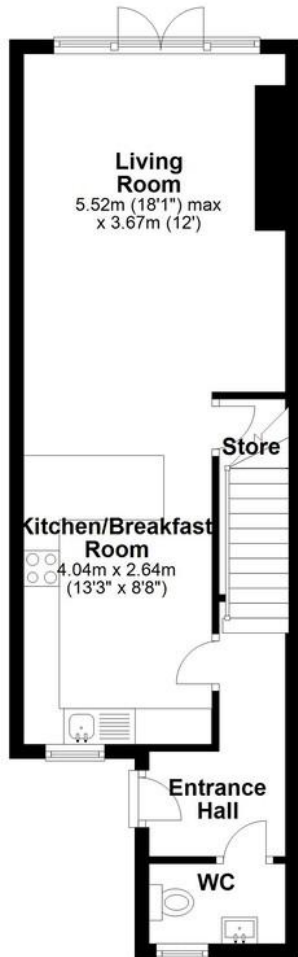
The property benefits from car port parking, with further allocated parking. Lawned rear garden.



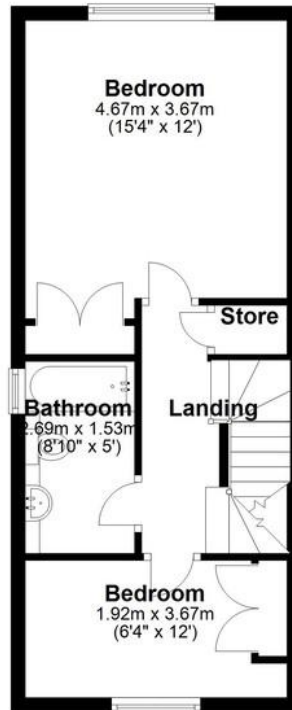




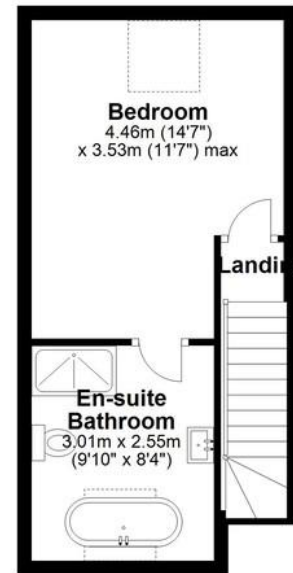
Ground Floor
Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.1 sq. feet)



Second Floor
Approx. 26.0 sq. metres (279.9 sq. feet)



Total area: approx. 101.5 sq. metres (1092.2 sq. feet)
5 The Godlings, Leaden Roding

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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