



ORCHARD END, THE STREET

High Roding, Dunmow, CM6 1NS

OFFERS IN EXCESS OF £450,000



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- Detached Four Bedroom Village Home
- Two Spacious Reception Rooms
- Solar Panels with Feeding Tariff
- Double Glazed
- Master En Suite and Family Bathroom
- Off Street Parking
- Sought After Village
- Ground Floor Cloakroom





Property Description

THE PROPERTY

Detached four bedroom family home situated in a highly desirable village with garage and parking and also benefiting from solar panels.

The solar panels are a great addition and are owned outright with the property, these panels allow a 'feeding' tariff which pays money back to you each year. Further details can be obtained from the vendors.

LOCATION

Situated in a highly sought after location, just a short drive from Great Dunmow and with easy access to the surrounding areas via the A120.

The property is not far from the Rodings junior school at Leaden Roding and there are other excellent educational facilities, both private and state, in the area.

PROPERTY INFORMATION

Freehold.

Council Tax Band - E

Oil Fired Heating

EPC - D

The property further benefits from a solar panels which were installed approximately eleven years ago with fourteen years left on the current tariff. According to the owners the current tariff is transferable and is a feeding tariff.

ENTRANCE HALL

CLOAKROOM

KITCHEN

10'0 x 8'2 (3.05m x 2.49m)

LOUNGE

17'1 x 12'8 (5.21m x 3.86m)

DINING ROOM

17'2 x 9'2 (5.23m x 2.79m)

FIRST FLOOR

LANDING

BEDROOM 1

19'7 x 10'10 (5.97m x 3.30m)

BEDROOM 2

11'3 x 9'10 (3.43m x 3.00m)

BEDROOM 3

12'9 x 6'6 (3.89m x 1.98m)

BEDROOM 4

7 5 x 6'11 (2.13m 1.52m x 2.11m)

BATHROOM

OUTSIDE

To the rear of the property is a patio area leading to the

remainder lawn with and additional patio area to the foot of the garden. the garden further benefits from mature shrub and flower beds.

SINGLE GARAGE AND DRIVEWAY

To the side of the property is a gated shingle driveway leading to a single garage with double doors, power, lighting, pitched roof for storage, single door to side aspect.





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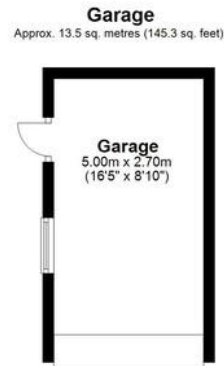
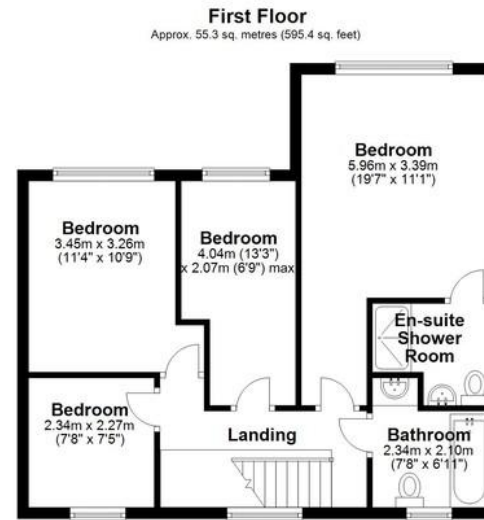
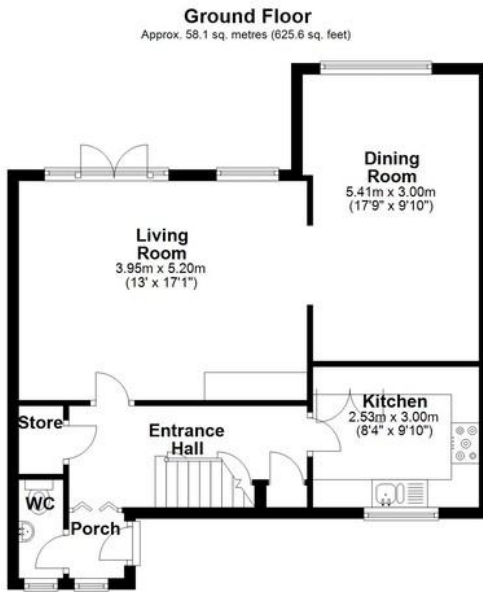


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Total area: approx. 126.9 sq. metres (1366.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Orchard End, The Street, High Roding

COUNCIL TAX BAND

Tax band E

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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