

## 3 DUNMOW ROAD

Beauchamp Roding, Ongar, CM5 OPF

£625,000



COMMERCIAL | RESIDENTIAL | LETTINGS

- Well Presented Family Home
- Spacious Three Bedrooms with Master Dressing Area
- Ground Floor Shower Room and First Floor Bathroom
- Attractive Kitchen / Breakfast Room

- Living Room and Dining Area
- Conservatory
- Huge Garden well Stocked with Numerous Outbuildings
- Garage and Ample Parking

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### **Property Description**

#### THE PROPERTY

Well situated and presented family home offering heaps of space and ample parking, benefiting from a large garden in this highly sought after area offering countryside views and access to Ongar.

#### THE LOCATION

Situated approximately two miles from the picturesque village of Fyfield where you can enjoy riverside walks along with a well stocked village shop post office two public houses/restaurants and the highly regarded Dr Walkers Primary School.

Beauchamp Roding is a village and former civil parish, now in the parish of Abbess, Beauchamp and Berners Roding, and in the Epping Forest District of Essex, England.

The village is included in the eight hamlets and villages called The Rodings. Beauchamp Roding is 8 miles (13 km) west from the county town of Chelmsford.

#### PROPERTY INFORMATION

Freehold

Council Tax Band - D

EPC - E

Oil Fired Heating

#### **ENTRANCE HALL**

LIVING ROOM 18' 8" x 10' 11" (5.7m x 3.35m)

#### **DINING AREA**

12' 0" x 6' 9" (3.66m x 2.06m)

#### **CONSERVATORY**

12' 0" x 9' 8" (3.66m x 2.95m)

#### KITCHEN/ BREAKFAST ROOM

21' 4" x 12' 4" (6.51m x 3.77m)

#### **SHOWER ROOM**

**FIRST FLOOR** 

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#### **LANDING**

BEDROOM 1

19' 5" x 17' 11" (5.92m x 5.47m)

DRESSING ROOM

7' 3" x 3' 4" (2.21m x 1.02m)

BEDROOM 2

12' 7" x 7' 2" (3.85m x 2.20m)

BEDROOM 3

9' 10" x 6' 5" (3.00m x 1.97m)

**BATHROOM** 

#### OUTSIDE

The property benefits from a driveway offering ample off street parking leading to a garage. The rear garden is a lovely large plot which is attractively landscaped to provide year round interest.

Numerous sheds and a summerhouse situated at the rear overlooking fields which also would be a lovely home office space too.



















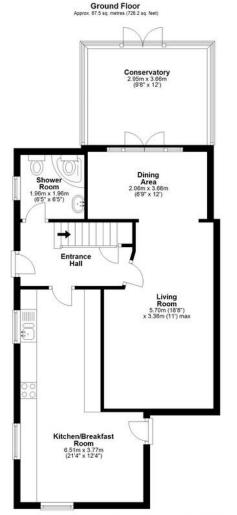






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# First Floor Approx. 49.0 sq. metres (527.5 sq. feet) Bedroom 2.20m x 3.85m (7"3" x 12"8") Bedroom 3.00m x 1.97m (9'10" x 6'5") Bathroom Dressing Room 1.02m x 2.21m (3'4" x 7'3") Bedroom 5.47m x 5.92m (17"11" x 19'5")

Total area: approx. 116.5 sq. metres (1253.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This piec is for illustrate purposes only and no responsibility for any error, common or misstatement. The services, systems and appliances shown have not been tested and no palearities as to their operability or efficiency can be given. Descriptionally have been taken from the violet area and violet area and to their operability or efficiency can be given. Descriptionally given are extracted to sale their own measurements including talk evers. Buyers are extracted to sale their own measurements including talk evers. Buyers are extracted to sale their own persons.

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**Dunmow Rd** 

#### **COUNCIL TAX BAND**

Tax band D

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

**Epping Forest 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 are 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

