



3 RODING DRIVE

Little Canfield, DUNMOW, CM6 1FE

£475,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three / Four Bedroom Town House
- Lounge and First floor Sitting Room
- Ground Floor Cloakroom
- Gas Central Heating
- Jack and Jill En-Suite to Second Floor
- Rear Garden with Artificial Lawn
- Garage and Parking
- Vendors Have Found One to Buy





Property Description

THE PROPERTY

An attractive three/four bedroom property offering versatile living space situated within a sought after location. The property benefits from a garage and parking.

THE LOCATION

Located in an area with local amenities and a vibrant community, this property is ideal for families looking to settle down in a welcoming neighbourhood. Takeley primary school is within close proximity.

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINING ROOM

5.02m (16'6") max x 4.73m (15'6")

KITCHEN

3.44m (11'4") max x 2.51m (8'3")

FIRST FLOOR

LANDING

SITTING ROOM / BEDROOM 4

5.02m (16'6") x 4.01m (13'2") max

BEDROOM 3

4.16m (13'8") x 2.62m (8'7")

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 1

5.02m (16'6") x 3.25m (10'8") max

JACK 'N JILL ENSUITE

BEDROOM 2

4.37m (14'4") max x 3.06m (10')

OUTSIDE

The property benefits from a front garden area with gated

side access to the rear garden which is laid with artificial lawn.

GARAGE AND PARKING

The property benefits from a single garage with parking to the front.

PROPERTY INFORMATION

Freehold.

Council Tax Band - E

EPC - Awaiting







COUNCIL TAX BAND

Tax band E

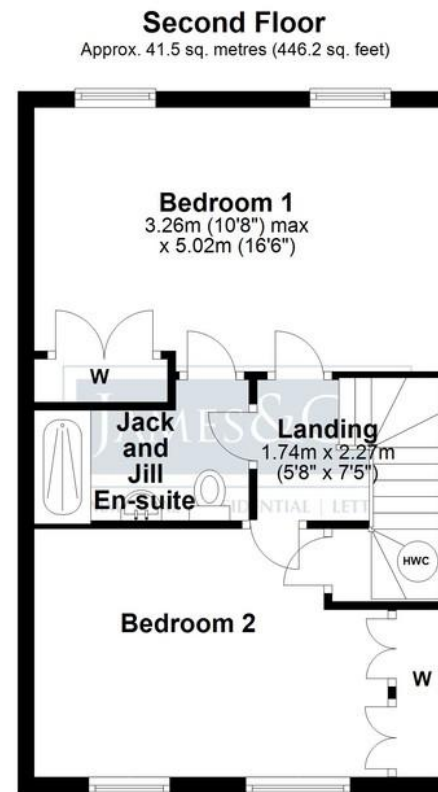
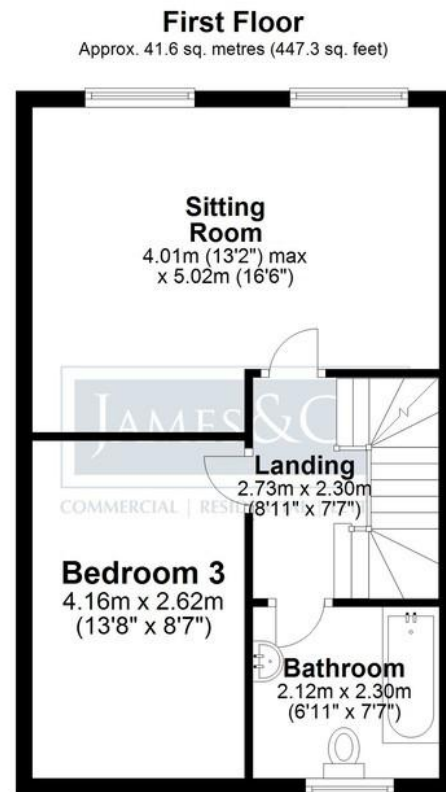
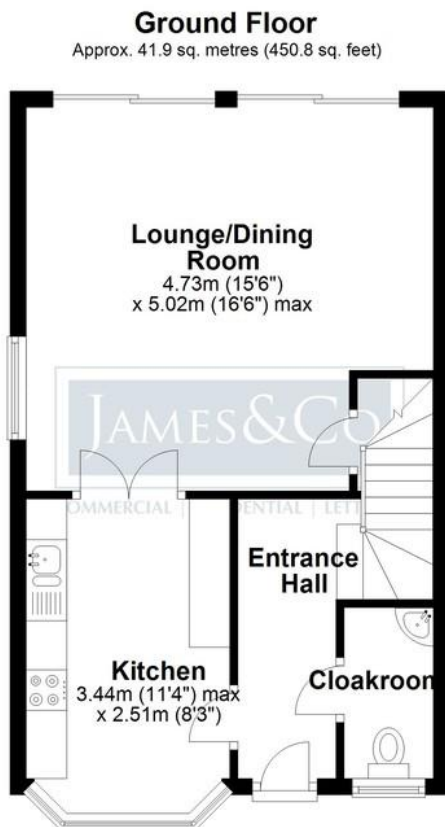
TENURE

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



Total area: approx. 124.9 sq. metres (1344.2 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.



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