

# DANIEL BREWER

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**CHELMSFORD ROAD, LEADEN RODING, DUNMOW**

**OFFERS OVER £375,000**



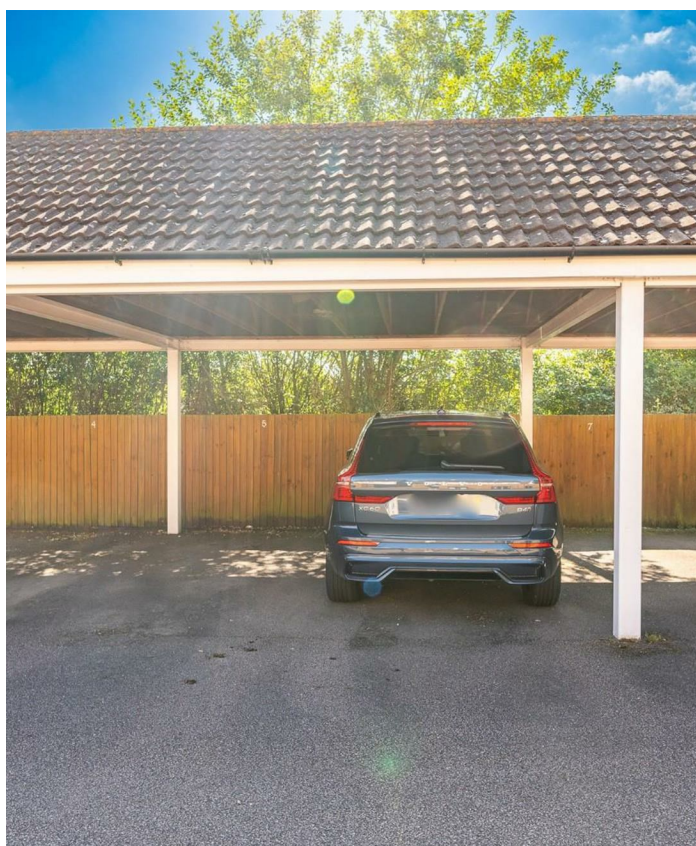
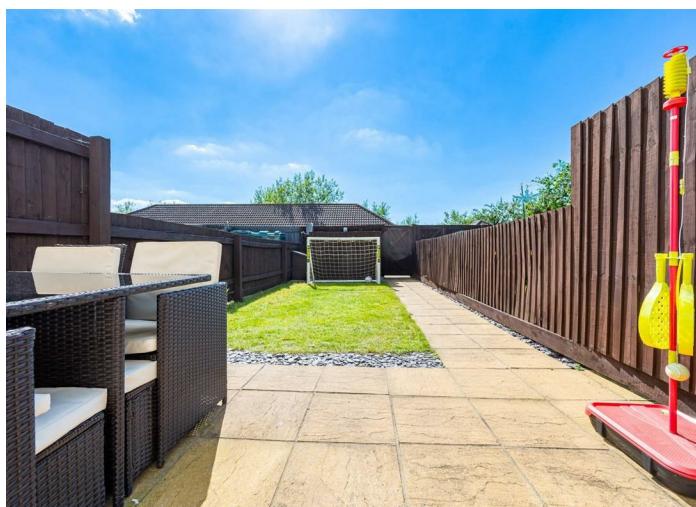
**CHELMSFORD ROAD  
LEADEN RODING  
DUNMOW**

Located in the desirable village of Leaden Roding is this well-presented three bedroom family home boasting an enclosed west facing rear garden. The accommodation over three floors comprises:- lounge/kitchen/dining room, cloakroom, entrance hall, three bedrooms with ensuite facilities to the principal bedroom and a family bathroom. Externally the property further boasts a carport parking space, an additional allocated parking space and visitor parking. The property is within walking distance to the highly regarded "Rodings Primary School".



The Goldings, Chelmsford Road, Leaden Roding Nr Great Dunmow, Great Dunmow  
Approximate Gross Internal Area  
1053 Sq Ft/98 Sq M





- Three Bedrooms
- Three Storey Family Home
- West Facing Rear Garden
- Carport With Allocated Parking & Visitor Parking
- Open Plan Living Layout
- Entrance Hall & Cloakroom
- En-Suite & Family Bathroom
- Viewing Advised
- Popular Village
- Walking Distance To Village Shop

**Entrance Hall**

Entered via front door, two ceiling mounted light fittings, wood effect flooring, radiator, doors leading to:-

**Cloakroom**

Opaque window to front aspect, fitted with a wash hand basin with vanity unit and mixer tap, low level W.C, radiator, extractor fan, ceiling mounted light fitting, wood effect flooring.

**Kitchen/Dining/Family Room**

31'1" x 11'10" (9.47m x 3.61m')

French Doors to leading to rear garden with full height windows either side, fitted with a range of eye and base level units with working surface over, integrated fridge/freezer, inset one and half bowl sink and drainer unit with mixer tap over, space for washing machine, integrated fridge/freezer, four ring electric hob with extractor over, inset oven, partly tiled walls, under stairs storage cupboard, two ceiling mounted light fittings, various power points, T.V point, radiator, part wood effect flooring, vinyl flooring.

**First Floor Landing**

Ceiling mounted light fitting, door to storage cupboard, stairs rising to second floor landing, power points, doors leading to:-

**Bedroom Two**

15'4" x 11'11" (4.67m x 3.63m)

Window to rear aspect, ceiling mounted light fitting, various power points, radiator.

**Bedroom Three**

12' x 6'3" (3.66m x 1.91m)

Window to front aspect, ceiling mounted light fitting, various power points, radiator.





**Family Bathroom**

Enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, radiator, wood effect flooring, part tiled walls, inset spotlights, extractor fan.

**Second Floor Landing**

Door to.

**Principal Bedroom**

12'2" x 12' (3.71m x 3.66m)

Velux windows to multiple aspects, ceiling mounted light fitting, radiator, various power points, T.V point, opening to.

**Dressing Area**

Velux window to front aspect, various power points, radiator.

**En-Suite**

Enclosed oversized shower with glass enclosure, W.C, wash hand basin with pedestal, radiator, inset spotlights, extractor fan, part tiled walls, wood effect flooring.

**West Facing Garden**

To the rear of the property is a patio area leading to the remainder lawn with a paved pathway leading to the rear gate.

**Carport With Parking**

To the rear of the property is a carport parking space, an additional allocated parking spot and additional visitor parking.

