



GROUND FLOOR
APPROX. FLOOR
AREA 772 SQ.FT.
(71.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1560 SQ.FT. (144.9 SQ.M.)
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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, THE STREET, HIGH RODING, DUNMOW
OFFERS OVER £700,000



THE STREET, HIGH RODING DUNMOW

Set in the ever desirable village of 'High Roding' within easy access to the A120, M11 & Stansted Airport is this substantial four bedroom detached family home. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/breakfast room, living room with study, dining room, utility room and a cloakroom. On the first floor there are four bedrooms, en-suite facilities to the bedroom one and a family bathroom. Outside the property boasts gated driveway parking for multiple vehicles, double garage and secluded rear garden.

The Rodings comprise of eight villages/hamlets offering their own individual charm and benefits. The Rodings Primary School is well regarded in the local area offering fantastic facilities. The villages offer various amenities which include various public houses/restaurants, village shop, Bretts Farm Shop and various clubs.





- **Four Bedroom Detached Family Home**
- **Electric Gated Driveway Parking For Multiple Vehicles**
- **Double Garage**
- **Beautiful Rear Garden**
- **Kitchen/Breakfast Room With Utility Room**
- **Two Reception Rooms**
- **Study**
- **En-Suite Facilities, Family Bathroom & Cloakroom**
- **Desirable Village Location**
- **Potential To Extend 'STP'**

Entrance Hall

Entered via partly glazed front door, various inset spotlights, various power points, radiator, stairs rising to first floor landing, wooden flooring, doors leading to:-

Kitchen/Breakfast Room

16'3" x 10'2" (4.95m x 3.10m)

Two windows to front aspect, fitted with a range of eye and base level units with granite effect working surface over, inset sink and drainer unit with mixer tap over, range master cooker with extractor fan over, fridge/freezer, integrated dishwasher, fully tiled flooring, various inset spotlights, door leading to:-

Utility Room

Window to front aspect, door to side aspect leading to rear garden, fitted with a range of eye and base level units with granite effect working surface over, inset sink with mixer tap over, space for washing machine, door to airing cupboard.

Living Room

16'2 x 15' (4.93m x 4.57m)

French doors to rear aspect leading to rear garden with floor to ceiling windows either side, various power points, various inset spotlights, two radiators, T.V point, open fire place, wooden flooring, double doors leading to:-

Study

Window to side aspect, various power points, wooden flooring, inset spotlight, telephone point.

Dining Room

14' x 10'8 (4.27m x 3.25m)

French Doors to rear aspect leading to rear garden with floor to ceiling windows either side, wooden flooring, various inset spotlights, radiator.

Cloakroom

Opaque window to side aspect, low level W.C, wash hand basin with vanity unit and mixer tap over, fully tiled flooring, partly tiled walls.

First Floor Landing

Windows to both side aspect, radiator, wooden flooring, access to loft, door to storage cupboard, doors leading to:-

Bedroom One

Two windows to front aspect, wooden flooring, various power points, various inset spotlights, door leading to:-

En-Suite

7'9 x 7'8 (2.36m x 2.34m)

Opaque window to front aspect, fitted with a three piece





suite comprising fully tiled corner shower cubicle with stainless steel shower attachment and glass enclosure, low level W.C, wash hand basin with vanity unit and mixer tap over, heated towel rail, various inset spotlights, extractor fan, shaver point, fully tiled flooring, partly tiled walls.

Bedroom Two

13'2 x 7'10 (4.01m x 2.39m)

Window to rear aspect, double built in wardrobe, various power points, radiator, carpeted flooring ceiling mounted light fitting.

Bedroom Three

12'8 x 7'10 (3.86m x 2.39m)

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

Bedroom Four

10' x 9'9 (3.05m x 2.97m)

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

Family Bathroom

8'1 x 7'8 (2.46m x 2.34m)

Opaque window to rear aspect, fitted with a three piece white suite comprising panel enclosed jacuzzi bath with wall

mounted shower attachment and glass enclosure, wash hand basin with vanity unit, low level W.C, radiator, fully tiled flooring, partly tiled walls, radiator, various inset spotlight.

Gated Driveway Parking

Electric gates grant access to the driveway parking suitable for multiple vehicles leading to:-

Double Garage

With two up and over doors, power and lighting

Secluded Rear Garden

The rear garden consists of mainly lawn with various mature trees, shrub borders, flower beds, fish pond and two separate seating areas.

