



## 14 BROADFIELD

High Roding, Dunmow, CM6 1NY

£425,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Four Bedrooms and Master En Suite
- Three Reception Rooms
- Extended To the Rear with Sitting Room / Conservatory
- Kitchen with Separate Good Sized Utility Room
- Cloakroom and Double Glazed
- Garage (currently part converted to Utility and Storage)
- Driveway Parking
- Backing Onto Fields





## Property Description

### THE PROPERTY

A modern home offering four bedrooms being well situated within this desirable village within a cul-de-sac and backing onto fields to the rear. The current owner has extended and improved the property throughout and offers a wonderful family home.

### THE LOCATION

Great Dunmow: 4 miles; Felsted School: 8 miles; Stansted Airport: 11 miles; Chelmsford: 12 miles; Brentwood: 18 miles; Canary Wharf: 45 miles. All distances approximate.

A modern family home backing onto farmland very well presented. The house lies less than 45 miles from Canary Wharf and within a 14 miles of the M11. Close by is the

larger market town of Great Dunmow.

High Roding is a historical farming village with mostly mixed residential homes, featuring a picturesque street comprising of mainly historic and listed buildings. There is a strong community network within the village, largely centred around the Black Lion public house.

The nearby village of Leaden Roding offers the most immediate amenities including a village shop and primary school and the market town of Great Dunmow to the north has further shopping facilities and a secondary school.

For more comprehensive shopping, educational and recreational facilities, Chelmsford and Bishop's Stortford are close at hand.

For the commuter there are rail services at Chelmsford, Bishop's Stortford and Harlow and the new A120 bypass is within a 10 minute drive which links to Stansted Airport and rail service and the M11 (Junction 8).

Renowned educational facilities include Felsted School, King Edward Grammar School, the County High School for Girls at Chelmsford, Bishop's Stortford College and to the south Brentwood School.

The area surrounding the property has miles of bridleways for the horse rider to enjoy.

### ENTRANCE HALL

## CLOAKROOM

### LOUNGE

3.90m (12'9") x 3.62m (11'11")

### DINING ROOM

3.71m (12'2") x 2.43m (8')

### KITCHEN

3.30m (10'10") x 2.52m (8'3")

### UTILITY ROOM

2.64m (8'8") x 2.46m (8'1")

### CONSERVATORY / SITTING ROOM

4.83m (15'10") x 2.62m (8'7")

## FIRST FLOOR

### LANDING

## BEDROOM 1

3.90m (12'10") x 3.63m (11'11") max plus 0.09m (0'4") x 0.09m (0'4")

## EN SUITE

## BEDROOM 2

3.24m (10'8") x 2.96m (9'8") plus 0.09m (0'4") x 0.09m (0'4")

## BEDROOM 3

2.88m (9'5") x 2.83m (9'3") max

## BEDROOM 4

2.74m (9') max x 2.53m (8'4")

## FAMILY BATHROOM

### OUTSIDE

The property has driveway parking leading to the garage which is currently converted to provide a storage area for bikes etc with a door into the utility room. (easily converted back to a garage if required).

The rear garden is laid mainly to lawn with patio area and a useful storage shed. The property backs onto farmland to the rear.

### SERVICES

Oil fired heating.

Mains drainage.

Council tax band D.



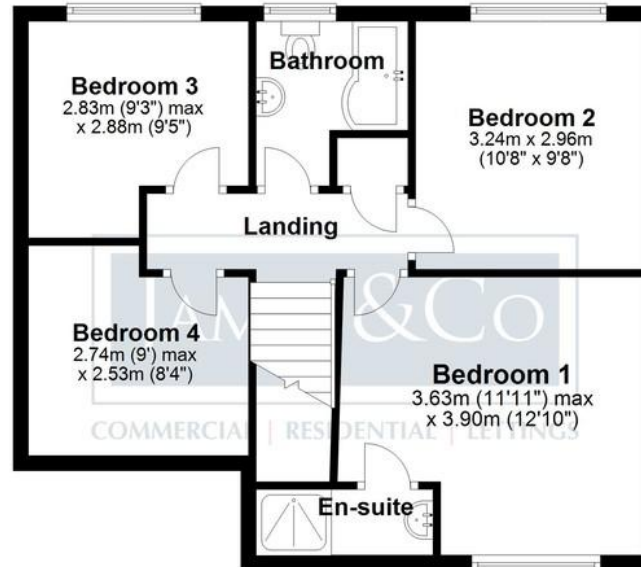
## Ground Floor

Approx. 67.6 sq. metres (727.1 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 118.6 sq. metres (1276.9 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.

## COUNCIL TAX BAND

Tax band D

## 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

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