



DUNMOW ROAD, LEADEN RODING

GUIDE PRICE – £695,000

- AN IMPRESSIVE 3 BEDROOM DETACHED FAMILY HOME
- 1 DOUBLE BEDROOM SELF-CONTAINED ANNEX
- KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- LIVING ROOM WITH FEATURE FIREPLACE
- EN-SUITE AND BUILT-IN WARDROBES TO PRINCIPAL BEDROOM
- FAMILY SHOWER ROOM
- OFF-STREET PARKING
- WELL-PRESENTED REAR GARDEN WITH ENTERTAINING TERRACE AND LAWN
- CLOSE PROXIMITY TO LOCAL SCHOOLING

We are pleased to offer this impressive 4 bedroom detached house which boasts a spacious kitchen diner, living room with feature fireplace, WC and utility room, study area, four piece en-suite and built-in wardrobe to the principal bedroom and a further 2 double bedrooms sharing the family shower room. There is a door from the main property leading through to the annex which enjoys a large open plan living, kitchen and dining room with integrated appliances, a ground floor double bedroom and a shower room. Externally, the property benefits from off-street parking and an approximately 75ft in length rear garden with an entertaining terrace and large expanse of lawn.





With composite panel and glazed door opening into:

Kitchen Diner 18'8" x 13'4"

With windows to 2 aspects, an array of units with complimentary granite worksurface and splashback, twin bowl porcelain butler sink with mixer tap over, free-standing electric stove oven with 5-ring induction hob and contemporary stainless steel extractor fan above, recess, power and plumbing for large fridge freezer, integrated dishwasher, inset ceiling downlighting, wall mounted fuseboard, wall mounted radiator, array of TV and power points, stone tiled flooring, door through to:

Inner Hallway

With study/home office area with power and telephone points, stairs rising to first floor landing with understairs storage cupboard, wood effect laminate flooring, inset ceiling downlighting, further storage cupboard, wall mounted radiator, airing cupboard housing hot water cylinder, uPVC panel and glazed door to rear garden, doors to rooms.

Living Room 14'0" x 11'9"

With window overlooking rear garden, fireplace with wood burning stove, wall mounted lighting, wall mounted radiator, TV and power points, wood effect laminate flooring.

Cloakroom & Utility

With close coupled WC, workstation with recess, power and plumbing beneath for both washing machine and tumble dryer, large porcelain butler sink with mixer tap over, obscure window to side, inset ceiling downlighting, extractor fan, stone tiled flooring.

First Floor Landing

With window to side, inset ceiling downlighting, power points, fitted carpet and doors to rooms.

Bedroom 1 – 24'4" x 15'0"

With two dormer windows to side, built-in 4 sliding door wardrobes with hanging rail and shelving within, wall mounted radiator, inset ceiling downlighting, TV and power points, fitted carpet, door to:

En-suite

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, mosaic half-tiled surround, fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, feature vanity mirror above, wall mounted heated towel rail, obscure window to side, inset ceiling downlighting, extractor fan, tiled flooring.

Bedroom 2 – 14'8" x 11'10"

With window overlooking rear garden, inset ceiling downlighting, TV and power points, wall mounted radiator, fitted carpet.

Family Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap, tiled surround with vanity mirror, obscure window to rear, wall mounted heated towel rail, tiled flooring.

Bedroom 3 – 11'10" x 13'6" max

With window to front, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet.

Annex

With door from the main property's inner hallway through to:

Open Plan Living, Kitchen & Dining 38'7" x 12'2" max

Living Area

With ceiling lighting, wall mounted radiator, TV and power points, French doors and window leading out to entertaining terrace, electric fireplace, wood effect laminate flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite worksurface and tiled splashback, 4-ring Bosch electric hob, integrated Bosch oven, integrated microwave, recess for tall fridge freezer, porcelain under sunk butler sink with worksurface integrated drainer and mixer tap, integrated dishwasher, integrated washer dryer, inset ceiling downlighting, counter display lighting, tiled flooring, power points.

Dining Area

With wall mounted radiator, inset ceiling downlighting, extractor fan, light well, tiled flooring, own panel and glazed front door and doors to:

Ground Floor Bedroom – 13'7" x 11'11"

With window to side, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Ground Floor Shower Room

Comprising a fully tiled and glazed oversized shower cubicle with integrated twin head shower, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, feature vanity mirror above, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a shingle driveway leading to partially covered parking for at least 2 vehicles, access to both properties individually.

Rear Garden

Approximately 75ft in length laid to large entertaining terrace ideal for dining and seating, large expanse of lawn, all retained via close boarded fencing with oil tank, outside lighting and power can also be found.



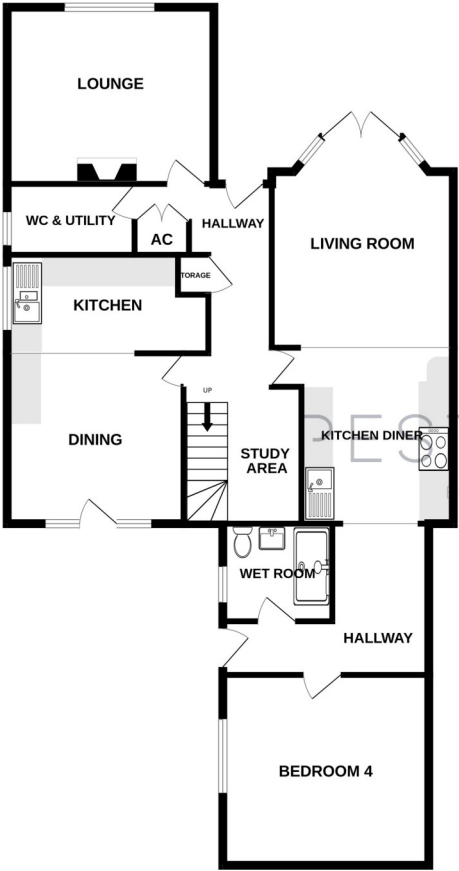
DETAILS

EPC

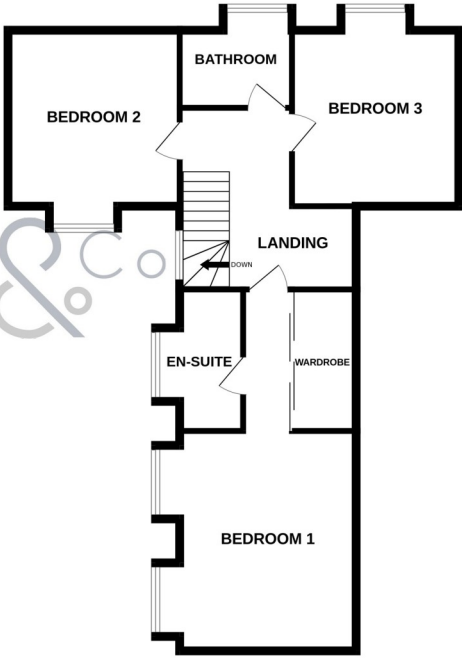
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.

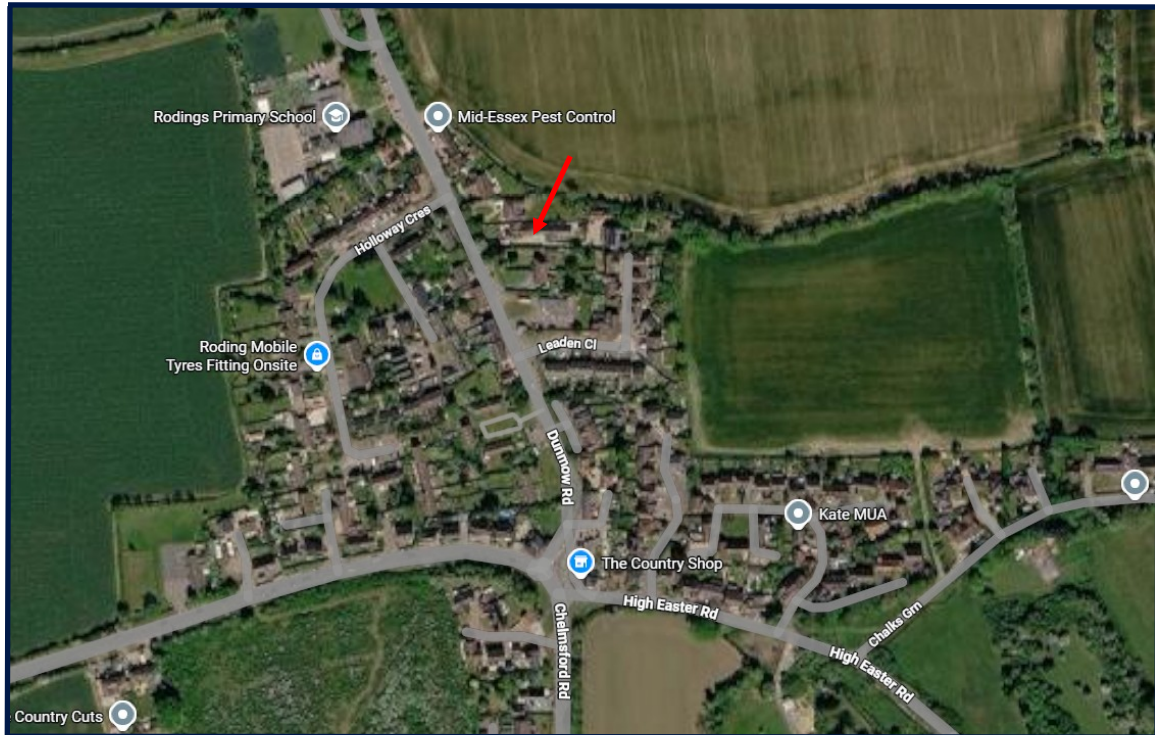


TOTAL FLOOR AREA: 1935 sq.ft. (179.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

This property is located within the popular village of Leaden Roding which has a renowned JMI primary school and local shop for your day-to-day needs, in the neighbouring villages you can find Cricket Clubs and public houses. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Chelmsford, to the south, also offers an abundance of amenities along with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

Clovelly, Dunmow Road, Leaden Roding,
Dunmow, CM6 1QB

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, mains drainage and
water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 22/08/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?