



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 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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CHELMSFORD ROAD, LEADEN RODING, DUNMOW
OFFERS OVER £350,000

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DISCLAIMER

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Three Bedroom Terrace House
- En-Suite Facilities
- Cloakroom
- Private Rear Garden
- Country Side Views To The Rear
- Open Plan Kitchen/Dining/Family Room
- Family Bathroom
- Allocated Parking
- Easy Access To A120, M11 & Mainline Stations

Daniel Brewer are pleased to market this three bedroom terrace family home located in the desirable village of Leaden Roding. In brief the accommodation on the ground floor comprises:- entrance hall, open plan kitchen/dining/family room and a cloakroom. Over the top two floors there are three bedrooms, en-suite facilities and a family bathroom. Externally there is private rear garden and allocated parking for two vehicles.

The Goldings is set within the popular village of Leaden Roding which has a renowned primary school and local shop for your day-to-day needs, in the neighbouring villages you can find a 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.

Entrance Hall

Entered via front door, stairs rising to first floor landing, radiator, doors leading to:-

Cloakroom

Opaque window to front aspect, fitted with a low

level WC, pedestal wash hand basin and tiled splash back, obscure window to front, extractor fan, wall mounted radiator and wall mounted boiler.

Open Plan Kitchen/Dining/Family Room

31'2" x 12'0" (9.5 x 3.66)

Window to front aspect, French Doors to rear aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, integrated oven & grill, inset electric hob with extractor fan over, inset one and half bowl sink and drainer unit with mixer tap over, space for washing machine.

First Floor Landing

Stairs rising to second floor, doors leading to:-

Bedroom Two

15'3" x 12'0" (4.65 x 3.66)

Window to rear aspect.

Bedroom Three

12'0" x 6'3" (3.66 x 1.93)

Window to front aspect.

Second Floor Landing

Door to :-

Bedroom One

12'2" x 12'0" (3.71 x 3.66)

Velux window to rear aspect, additional storage area with Velux window to front aspect, door leading to:-

En-Suite

Fitted with a glass enclosed shower cubicle, wash hand basin with pedestal, low level W.C, extractor fan.

Rear Garden

The rear garden is made up of mainly lawn with a patio area perfect for entertaining. A timber gate at the foot of the garden grants access to the parking.

Parking

There is a driveway leading to a covered carport parking space and an additional parking space.



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