





Roding Drive,Little Canfield Dunmow CM6 1FE

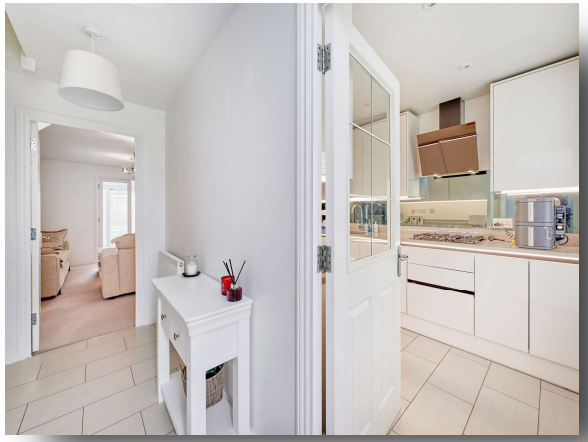
william h brown

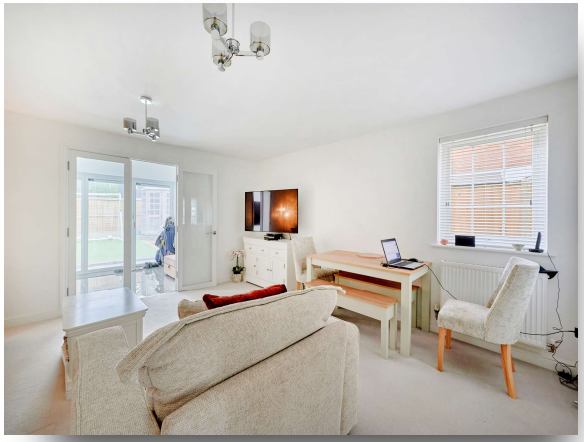
welcome to

Roding Drive, Little Canfield Dunmow

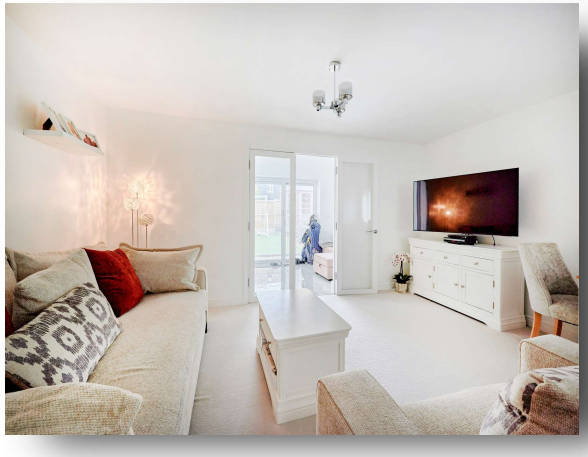
William H Brown are delighted to offer this immaculate four-bedroom family home situated in Little Canfield. The property is split over three floors and offers off street parking and a convenient location. Call us today to arrange a viewing. *The vendor is open to offers*













- Accommodation Overview -
Hall
Cloakroom
Window to front aspect, wc and pedestal wash basin.

Kitchen - Ground Floor
Bay window to the front aspect, fitted wall and base units with work surfaces over, sink with drainer unit, integrated fridge/freezer, dishwasher, washing machine, oven, hob and microwave.

Lounge - Ground floor
Window to side aspect, storage cupboard, French doors leading to , radiator and carpet.

Family Room - Ground Floor
Bi-fold doors leading to the garden, under floor heating and carpet.

Bedroom 1 - 2nd floor
Two windows to the rear aspect, radiator and carpet.

En Suite
Double shower cubicle, wc, pedestal wash basin and partially tiled.

Bedroom 2 - 2nd Floor
Two windows to the rear aspect, built in wardrobes, radiator and carpet.

Bedroom 3 - 1st floor
Window to rear aspect, built in wardrobes, radiator and carpet.

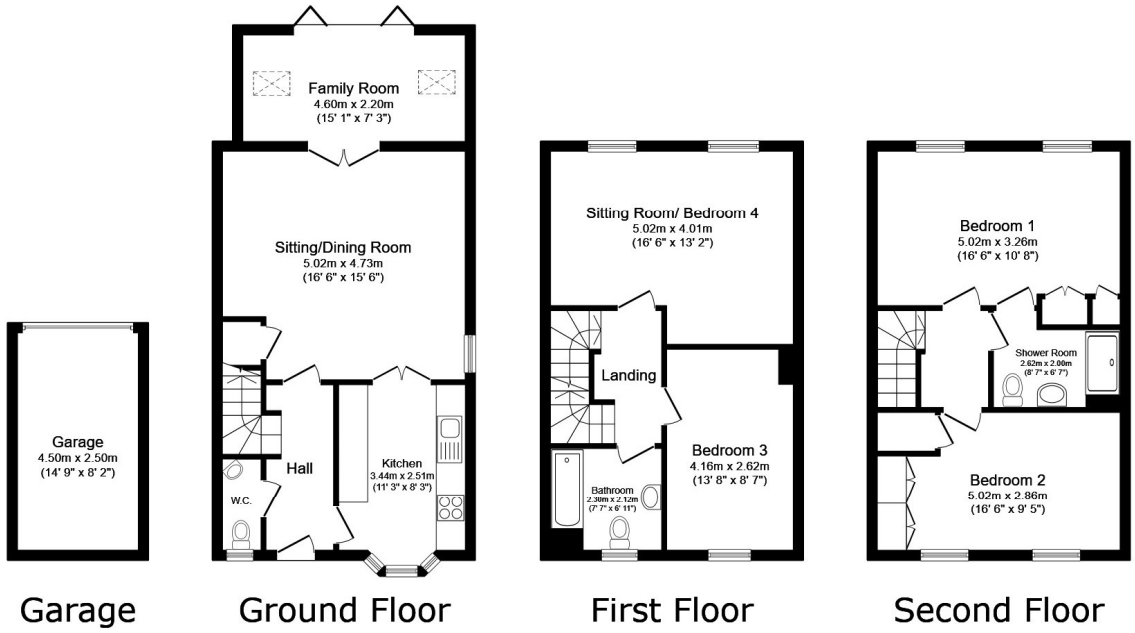
Bedroom 4 - 1st floor
Window to front aspect, carpet and radiator.

Bathroom - 1st floor
Window to front aspect, bath with mixer tap, wc, pedestal wash basin and partially tiled.

- Exterior -
Front Garden
Paved front garden.

Rear Garden
Garden with astro turf, patio area and side access.

Parking
Garage with up and over door.



TOTAL: 147.0 sq.m. (1,583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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welcome to

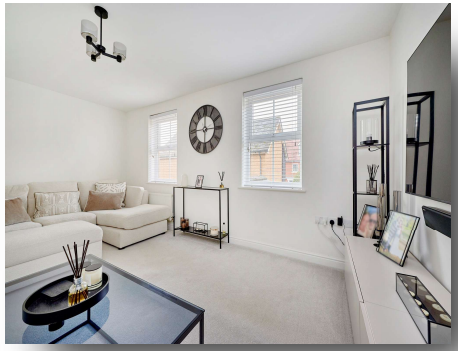
Roding Drive, Little Canfield Dunmow

- Four Bedrooms
- Town House
- Garage
- En-Suite To Master Bedroom
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£475,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HLO105456 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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