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Established 1986

Independent Estate Agents and Valuers







Chimneys, Church Lane, White Roding, Dunmow, Essex, CM6 1RJ

Guide price £1,100,000

Occupying a fabulous plot of approximately 0.57 of an acre, this impressive three double bedroom detached family home has been thoughtfully extended and renovated. Situated along a quiet country lane, the property enjoys far-reaching views across open countryside and offers a wonderful sense of space both inside and out.

A particular highlight is the impressive 35ft open-plan kitchen/dining/family room, providing a fantastic hub for everyday family life and entertaining. Further benefits include new windows and doors throughout, a newly installed oil-fired boiler and a substantial 560 sq ft detached double garage, complete with electric up-and-over doors, power and lighting. There is also a versatile detached office/gym, benefiting from double glazing, central heating, power and lighting, together with a private driveway providing parking for numerous vehicles.

Adding further appeal is the benefit of outline planning permission for a three-bedroom detached bungalow (Planning Reference: UTT/25/3419/OP), presenting an exciting opportunity for prospective purchasers. *

Despite its attractive rural position, the property is conveniently located for access to Chelmsford and Harlow Town, both offering fast rail connections into London.

An exceptional opportunity to acquire a spacious and beautifully improved family home, combining generous accommodation, impressive outbuildings, a substantial plot and exciting future potential.

The Council Tax Band is G / The EPC Rating is D

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Entrance Hall



Huge Open Plan Kitchen/Dining/Family Room

34'9" x 27'6" (10.6m x 8.4m)
Quality fitted kitchen with integrated dishwasher and space for cooker and fridge/freezer.









Utility Room
8'6" x 6'10" (2.61m x 2.09m)
Space for washing machine.



Sitting Room
20'11" x 15'11" (6.39m x 4.87m)
With fireplace and log burner. Bespoke fitted cupboards.





Garden Room
15'1" x 10'3" (4.62m x 3.14m)



Bedroom 1
14'9" x 11'11" (4.52m x 3.65m)
Double bedroom.





Dressing Room
9'10" x 7'4" (3.02m x 2.26m)



En-Suite Wet Room
9'4" x 5'10" (2.87m x 1.79m)



Bedroom 2
15'10" x 10'11" (4.85m x 3.33m)
Double bedroom.



Bedroom 3
11'11" x 11'0" (3.65m x 3.37m)
Double bedroom.



Bathroom
9'4" max x 8'5" max (2.85m max x 2.58m max)
Bath, separate shower, vanity unit with basin and airing cupboard with hot water cylinder.



Front
The property is nicely set back from the road with a large driveway providing parking for numerous vehicles. The driveway leads onto;



Detached Double Garage
29'2" x 19'4" (8.91m x 5.90m)
With electric up and over doors, power and light.

Office/Gym
Double glazed windows and doors, oil fired central heating, power and light. Consumer unit.



Gardens

There is a large terrace immediately to the rear which sweeps around to the South side of the property. The gardens are mostly lawned with an established hedge to the front boundary and open countryside views to the rear. In total the plot is just over half an acre.











Agents Notes

As required by the Estate Agents Act 1979, the owner of this property is related to an employee of Lednor & Company.

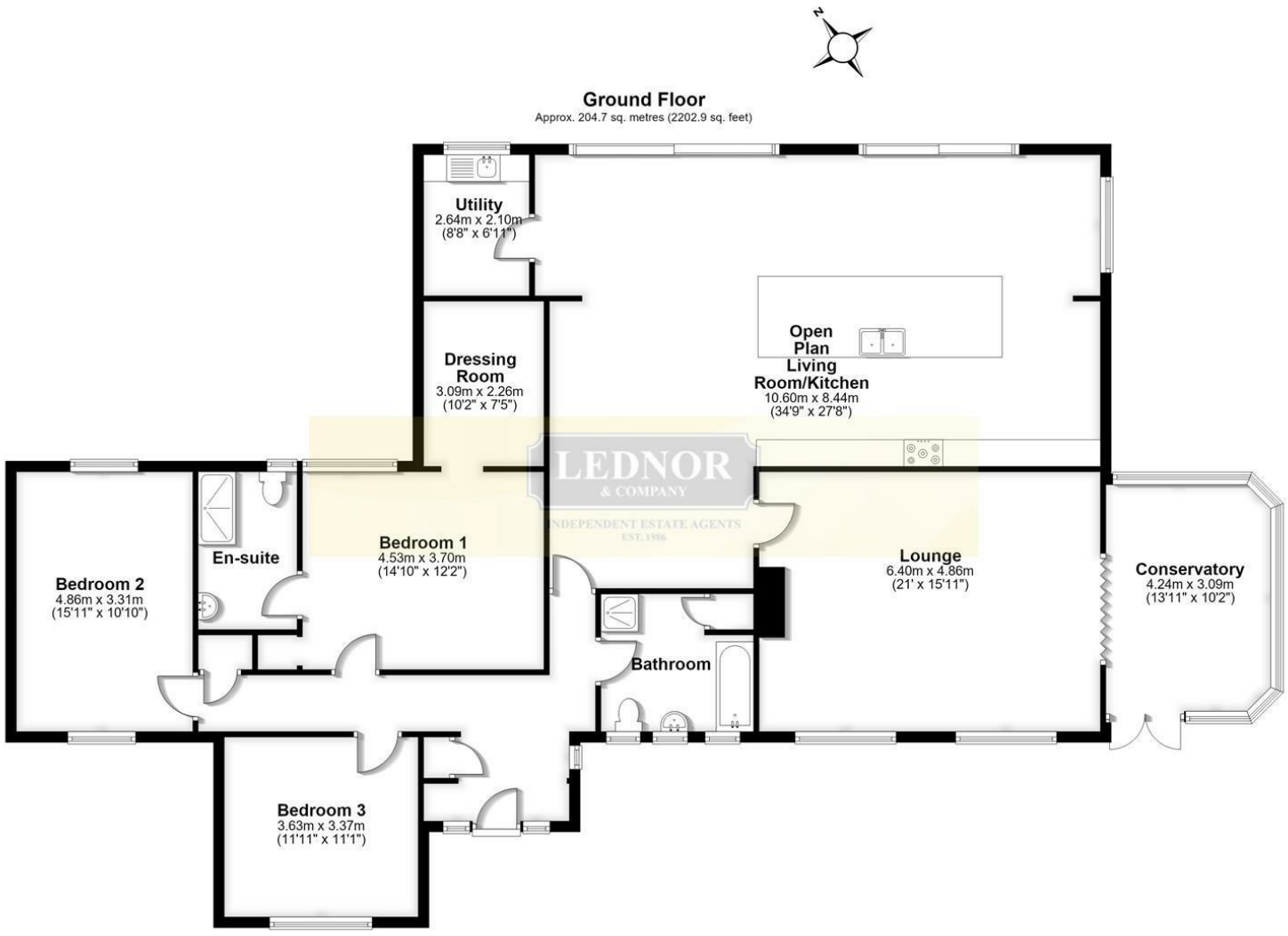
* There is a covenant on the property preventing the construction of a separate dwelling unless a compensation payout can be agreed with the neighbouring landowner * A compensation payout has previously been agreed but this would need to be negotiated again *

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

Ground Floor

Approx. 204.7 sq. metres (2202.9 sq. feet)



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EST. 1986

Total area: approx. 204.7 sq. metres (2202.9 sq. feet)