

PESTELL & Co

ESTABLISHED 1991



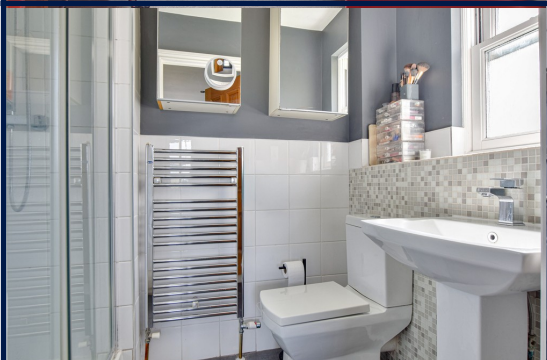
CHALKS GREEN, HIGH EASTER ROAD, LEADEN RODING

GUIDE PRICE – £750,000

- AN IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- VAULTED & CONTEMPORARY KITCHEN DINER WITH INTEGRATED APPLIANCES
- LIVING ROOM & FAMILY ROOM
- HOME OFFICE
- UTILITY ROOM & DOWNSTAIRS WC
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO 2 BEDROOMS
- ONE OF ONLY 4 PROPERTIES IN A RURAL CUL-DE-SAC SETTING
- OFF-STREET PARKING & GARAGE
- BEAUTIFULLY PRESENTED REAR GARDEN WITH ENTERTAINING TERRACE AND LAWN

Ideally located within a cul-de-sac of only 4 properties in a rural setting is this impressive 4 bedroom detached house. This property boasts a vaulted & contemporary kitchen diner with integrated appliances, family room with feature bay window, living room, home office, downstairs WC & utility, an en-suite to the principal bedroom, built-in wardrobes to 2 bedrooms and a family bathroom. Externally, this property enjoys a detached single garage, off-street driveway parking and a beautifully presented rear garden laid to entertaining terrace and lawn. Viewing is highly advised.





With timber panel and obscure glazed front door with sliding sash window sidelights to front and side opening into:

Entrance Hall

With stairs rising to first floor landing, oak engineered flooring, wall mounted radiator, understairs storage cupboard, coving, lighting and solid oak doors to rooms.

Home Office 8'6" x 7'4"

With inset ceiling downlighting, coving, sliding sash window to front, power points, wall mounted radiator and fitted carpet.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, coving, obscure sliding sash window to side, wall mounted fuseboard, oak engineered flooring.

Living Room 16'7" x 16'1"

With sliding sash windows to side, inset ceiling downlighting, coving, wall mounted radiators, TV and power points, fitted carpet, oak bi-folding doors opening into:

Vaulted Kitchen Diner 21'7" x 13'7" max

Comprising eye and base level cupboards and drawers with complimentary quartz worksurface, 1 1/2 bowl under sunk porcelain sink unit with instant hot mixer tap over and worksurface integrated drainer, free-standing Range Master with 5-ring induction hob, contemporary Neff extractor fan above, integrated microwave, integrated dishwasher, under sink water softener, recess power and plumbing for American-style fridge freezer, wine cooler, vaulted ceiling with 3 Velux windows, bi-folding doors to rear entertaining terrace and garden beyond, tiled flooring with underfloor heating, wall mounted radiator, array of power points, pendant and wall mounted lighting, counter display lighting and kickboard lighting, large archway through to:

Family Room 18'4" x 8'9"

With feature bay window to side with sliding sash windows, window seat with storage beneath, inset ceiling lighting, TV and power points, tiled flooring with underfloor heating, door through to:

Utility Room

Comprising an array of eye and base level cupboards with 1 1/2 bowl single drainer porcelain sink unit with mixer tap, recess and shelving with power and plumbing for washing machine and tumble dryer, stone worksurface, tiled splashback, inset ceiling downlighting, extractor fan, sliding sash window to front, wall mounted radiator, tiled flooring and power points.

First Floor Landing

With airing cupboard housing pressurised hot water cylinder with shelving and lighting, access to loft that enjoys partial boarding, lighting and ladder, fitted carpet, power point and doors to rooms.

Bedroom 1 – 15'0" x 12'5"

With sliding sash windows and views over rear garden, built-in 4-door wardrobe with hanging rails and shelving within, wall mounted radiator, power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure sliding sash window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

Bedroom 2 – 10'9" x 8'11"

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

Bedroom 3 – 12'5" x 7'6"

With sliding sash window to rear, ceiling lighting, built-in wardrobe, wall mounted radiator, power points and fitted carpet.

Bedroom 4 – 8'10" x 8'9"

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

Family Bathroom

Comprising a tile enclosed bath with contemporary mixer tap and shower attachment over, full-tiled surround with glazed tri-fold shower screen with integrated twin head shower, vanity mounted wash hand basin with mixer tap over, low level WC with integrated flush, inset ceiling downlighting, full-tiled surround, sliding sash window to side, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The property is beautifully positioned within a small cul-de-sac of just 4 properties, approached via a shingle driveway supplying access to off-street parking for at least 3 vehicles with further lawn, mature shrubs, hedging and feature trees, access to a detached single garage with up and over door, power and lighting within, paved pathway to front door and gated side access.

Rear Garden

Approximately 40ft in length with close boarded fencing and post-and-rail fencing to rear, entertaining terrace with various seating areas, lawn area, outside lighting, water point and power point. To the side of the property there is an oil-fired boiler.



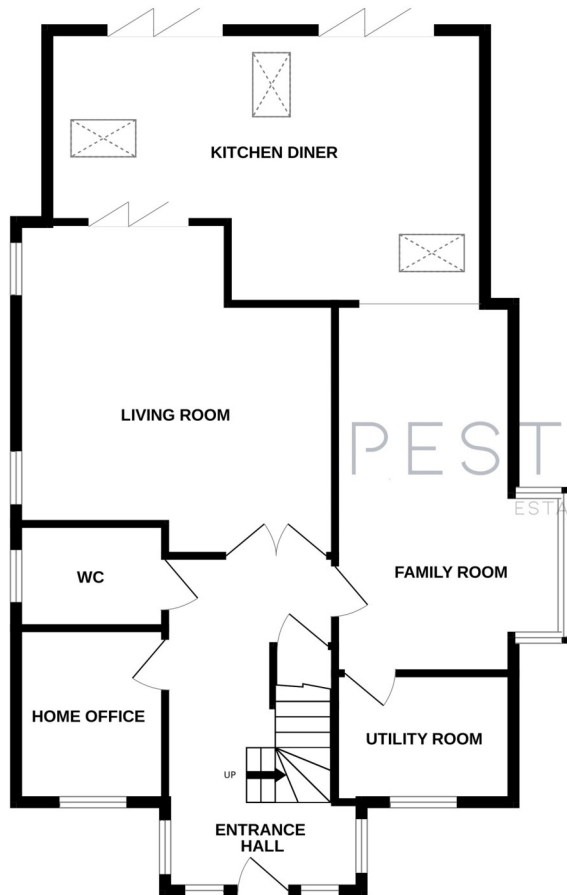
DETAILS

EPC

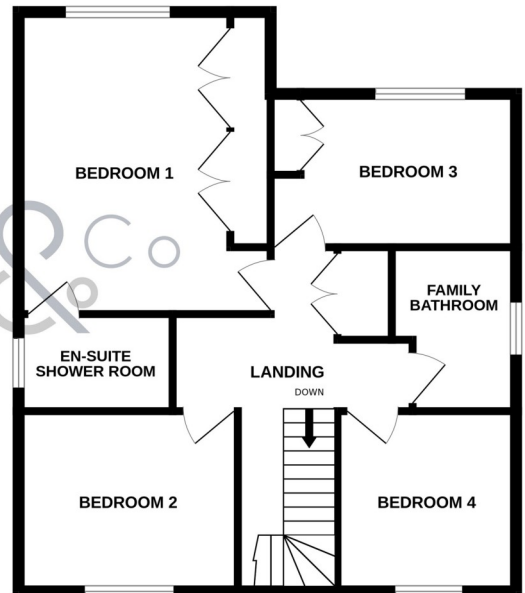
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



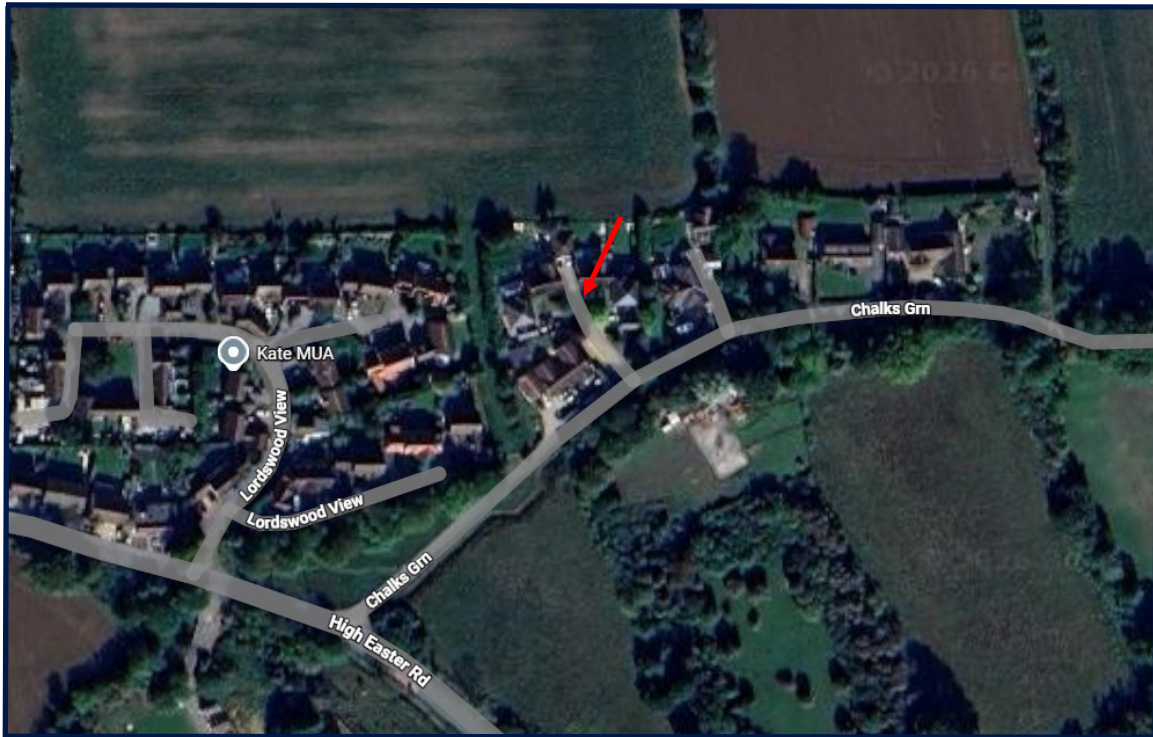
TOTAL FLOOR AREA: 1621 sq.ft. (150.6 sq.m.) approx.

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.
Made with Metropix ©2026

GENERAL REMARKS & STIPULATIONS

Chalks Green, High Easter Road 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

Little Acorns, Chalks Green, High Easter Road,
Leaden Roding, Essex, CM6 1QG

COUNCIL TAX BAND

Band F

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 15/05/2026. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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