PESTELL & Co

ESTABLISHED 1991

THE GOLDINGS, LEADEN RODING

OFFERS OVER – £350,000

- 3 BEDROOM MID-TERRACE HOUSE
- SET OVER THREE FLOORS
- OPEN PLAN KITCHEN, DINING & LIVING ROOM
- GROUND FLOOR CLOAKROOM
- BEDROOM 1 WITH EN-SUITE
- FAMILY BATHROOM
- WEST FACING REAR GARDEN
- 2 OFF STREET PARKING SPACE (1 WITHIN A CAR PORT)
- RURAL VILLAGE LOCATION

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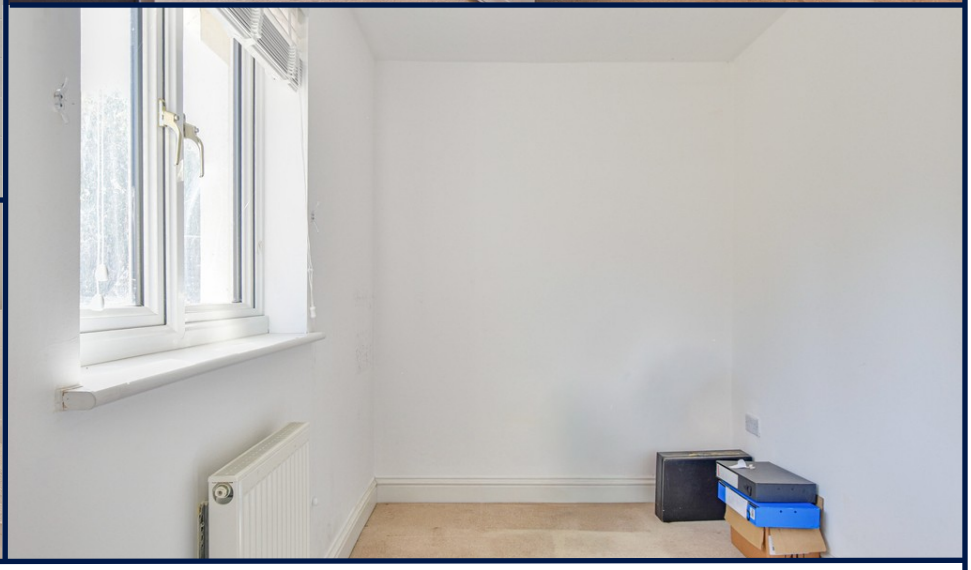
Offered with NO ONWARD CHAIN, this 3 bedroom mid-terraced property is arranged over three floors and enjoys open plan living accommodation along with cloakroom on the ground floor whilst upstairs bedroom 1 has an en-suite shower room with bedrooms 2 & 3 sharing the family bathroom. To the rear the west facing garden has a patio and lawn, and there is access to parking for two vehicles.



With UPVC panel and obscure glazed front door opening into:

Entrance Hall
With stairs rising to first floor, wall mounted radiator, ceiling lighting, fuse board, telephone and power points, doors to rooms.

Cloakroom
Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, obscure window to front, ceiling lighting, extractor fan, wall mounted radiator and wall mounted boiler.

Open plan living accommodation split into:
Kitchen
Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and tiled splashback, 1 ½ bowl single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with double oven under and extractor fan above, recess power and plumbing for washing machine, integrated fridge/freezer and integrated dishwasher, window to front, ceiling lighting, an array of power points, fitted carpet and opening into:

Living Room Diner
With French doors and side lights opening onto rear patio and garden beyond, feature fireplace with electric fire, wall mounted radiators, understairs storage cupboard, TV, telephone and power points, ceiling lighting and fitted carpet.

First Floor Landing
With ceiling lighting and smoke alarm, storage cupboard, stairs rising to second floor, fitted carpet and doors to rooms.

Bedroom 2 - 15'3" max x 12'0"
With window to rear overlooking garden and countryside views beyond, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet.

Bedroom 3 - 12'0" x 6'4"
With window to front, ceiling lighting, mounted radiator, TV, telephone and power points, fitted carpet.

Family Bathroom
Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, tile effect flooring.

Second Floor Landing
With ceiling lighting, smoke alarm, fitted carpet and door to:

Bedroom 1 - 12'2" x 12'0"
With Velux window to rear with far reaching countryside views, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet, additional storage area with Velux window to front, airing cupboard housing pressurised hot water cylinder and door to:

En-suite
Comprising a fully tiled and glazed shower cubicle and integrated shower, close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, tile effect flooring.

OUTSIDE

Outside

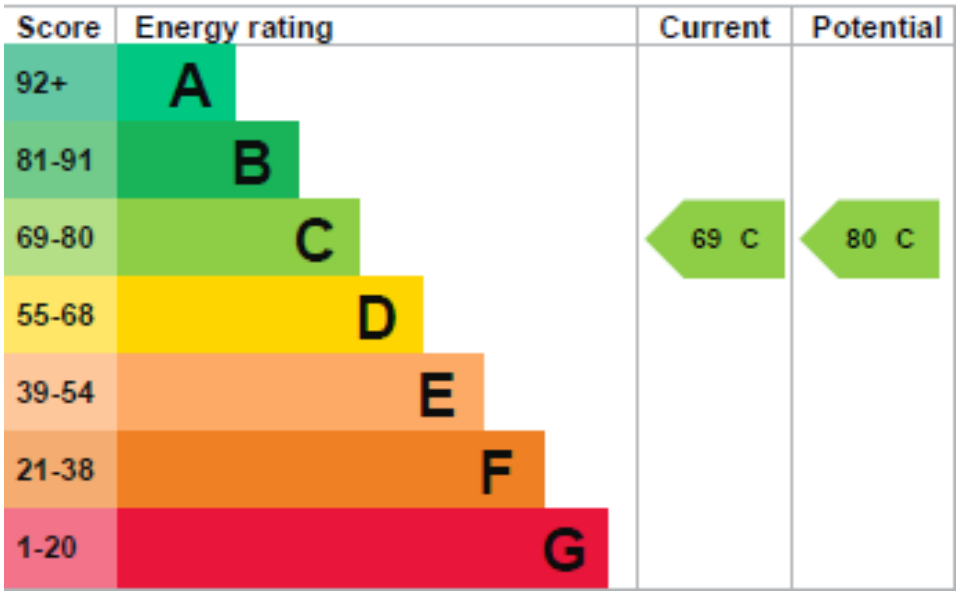
The property enjoys a small front area laid to hardstanding with a small, planted area. There is a driveway leading to a covered carport parking space and an additional parking space. There is a separate gated rear access leading to:

Rear Garden

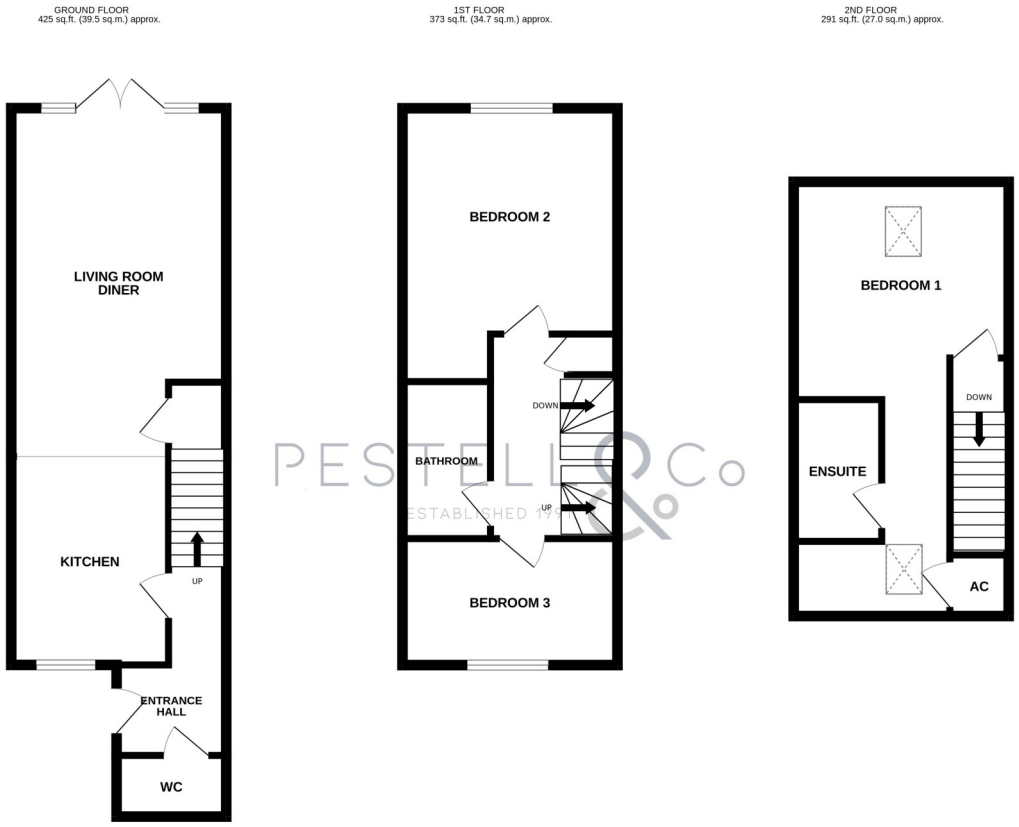
Laid primarily to lawn with patio area ideal for entertaining retained by close boarded fencing. Outside water point can also be found .

DETAILS

EPC



FLOOR PLAN



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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GENERAL REMARKS & STIPULATIONS

The Goldings is set 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 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.

FULL PROPERTY ADDRESS

3 The Goldings, Leaden Roding, Essex CM6 1GG

COUNCIL TAX BAND

Band D

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 21/09/2026. 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 33 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?

Want to change agent and get your property sold?

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

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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

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