



12 BROADFIELD

High Roding, Dunmow, CM6 1NY

OFFERS OVER £400,000

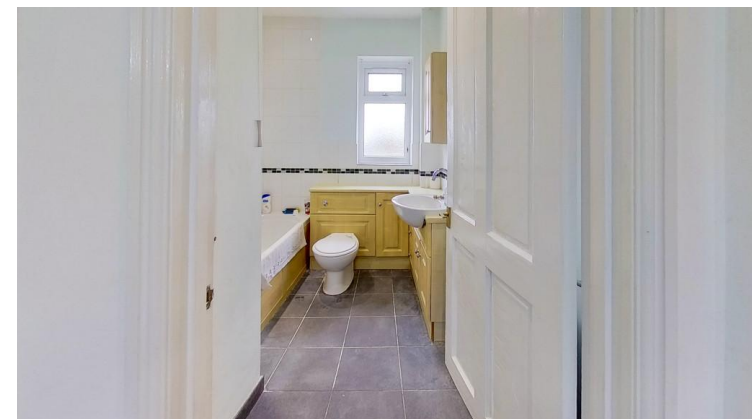


COMMERCIAL | RESIDENTIAL | LETTINGS

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- 4 Bedrooms with Shower to Master
- Double Glazed Throughout
- Lounge with Wood Burning Stove
- Open Plan Kitchen
- Dining Room
- Cloakroom
- Garden with Farmland Views
- Desirable Village Location





Property Description

THE PROPERTY

*****CLICK ON VIDEO TOURS FOR A VIRTUAL WALK THROUGH*****

MODERN VILLAGE HOME WITH FARMLAND VIEWS TO THE REAR. This family home situated in this popular village within a quiet cul-de-sac has a lounge with wood burner and open plan kitchen/diner with the addition of a cloakroom. The property has 4 BEDROOMS the master with an EN SUITE SHOWER on the first floor and externally the property has a GARAGE with additional driveway parking and a rear garden.

THE LOCATION

Great Dunmow: 4 miles; Felsted School: 8 miles; Stansted Airport: 11 miles; Chelmsford: 12 miles; Brentwood: 18

miles; Canary Wharf: 45 miles. All distances approximate.

A modern family home backing onto farmland. The house lies less than 45 miles from Canary Wharf and within a 14 miles of the M11. Close by is the larger market town of Great Dunmow.

High Roding is a historical farming village with mostly mixed residential homes, featuring a picturesque street comprising of mainly historic and listed buildings. There is a strong community network within the village, largely centred around the Black Lion public house.

The nearby village of Leaden Roding offers the most immediate amenities including a village shop and primary school and the market town of Great Dunmow to the north

has further shopping facilities and a secondary school.

For more comprehensive shopping, educational and recreational facilities, Chelmsford and Bishop's Stortford are close at hand.

For the commuter there are rail services at Chelmsford, Bishop's Stortford and Harlow and the new A120 bypass is within a 10 minute drive which links to Stansted Airport and rail service and the M11 (Junction 8).

Renowned educational facilities include Felsted School, King Edward Grammar School, the County High School for Girls at Chelmsford, Bishop's Stortford College and to the south Brentwood School.

The area surrounding the property has miles of bridleways for the horse rider to enjoy.

ENTRANCE HALL

CLOAKROOM

LOUNGE

4.04m (13'3") max x 3.82m (12'6")

DINING ROOM

2.93m (9'7") x 2.52m (8'3")

KITCHEN

3.40m (11'2") x 2.25m (7'5")

FIRST FLOOR

LANDING

BEDROOM 1

3.82m (12'6") x 3.74m (12'3") max

EN SUITE

BEDROOM 2

3.40m (11'2") x 2.68m (8'9")

BEDROOM 3

3.21m (10'7") max x 2.52m (8'3")

BEDROOM 4

2.57m (8'5") x 2.30m (7'7")

BATHROOM

OUTSIDE

The property has a garage and parking. The rear garden backs onto farmland at the rear.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

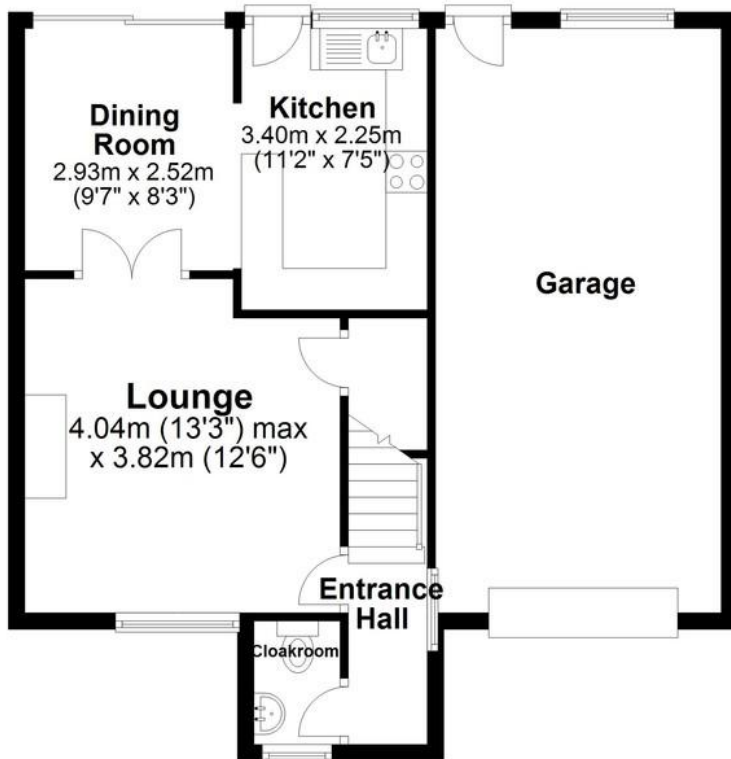
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

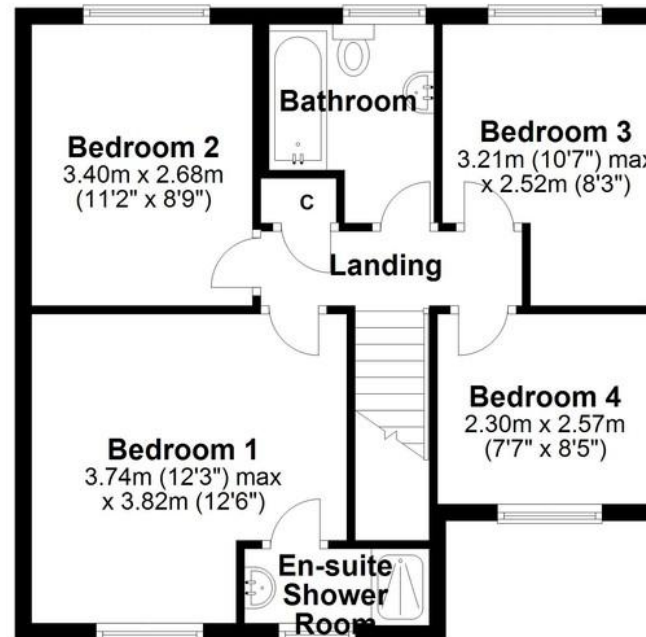
Ground Floor

Approx. 62.9 sq. metres (677.5 sq. feet)

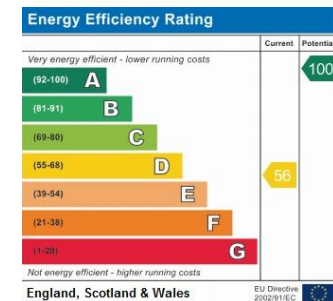


First Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.



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