



BROADFIELD, HIGH RODING

GUIDE PRICE – £620,000

- 4-6 BEDROOM DETACHED FAMILY HOME
- VILLAGE CUL-DE-SAC LOCATION
- LARGE LIVING ROOM WITH FIREPLACE
- LARGE KITCHEN DINER
- FORMAL DINING ROOM/PLAYROOM
- GROUND FLOOR CLOAKROOM
- BEDROOM 1 WITH EN-SUITE
- BEDROOM 5/HOME OFFICE
- BEDROOM 6/DRESSING ROOM
- SOUTH WEST FACING GARDEN
- OFF STREET PARKING FOR AT LEAST 5 VEHICLES & SINGLE GARAGE

A versatile and spacious detached family home set over 3 floors comprising a large living room with fireplace, kitchen diner, formal dining room/playroom, ground floor cloakroom, bedroom 1 with en-suite, bedroom 5/home office, four-piece family bathroom, converted loft with bedroom and dressing room/bedroom 6. Located within a cul-de-sac in the heart of the village the property also enjoys off street parking for at least 5 vehicles, has a single garage and a large south west facing entertaining gardening.





With composite door opening into:

Entrance Hall:

With ceiling lighting, alarm, storage cupboard with hanging rail and shelving, wall mounted contemporary radiator, stairs rising to first floor landing, smoke alarm, tiled flooring, doors to rooms.

Cloakroom:

Comprising a low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half tiled surround, inset ceiling downlighting, obscure window to front, wall mounted chromium heated towel rail, tiled flooring.

Living Room: 23'6" into bay x 11'3"

With large bay window to front, French doors to rear garden, feature wood burning stove, inset ceiling downlighting, further wall mounted lighting, wall mounted radiators, fitted carpet, TV, telephone and power points.

Kitchen Diner: 20'10" max x 15'8" max

Comprising an array of eye and base level cupboards and drawers with granite effect work surfaces and splashback, 1 bowl single drainer stainless steel sink unit with pot wash style mixer tap, four ring electric NEFF hob with oven under and extractor fan over, integrated washing machine, recess power and plumbing for dishwasher and large American fridge freezer, inset ceiling downlighting, ceiling integrated speakers, counter display lighting, kick board display lighting, windows to both side and rear aspects, further door to rear garden, contemporary wall mounted radiator, TV and power points, tiled flooring.

Dining Room: 15'6" x 8'0"

With ceiling lighting, window to front, wood effect laminate flooring, contemporary electric fireplace, power points, door to Garage.

First Floor Landing

With stairs rising to second floor, window overlooking rear garden, storage cupboard, wall mounted lighting, wall mounted radiator, fitted carpet, doors to rooms.

Bedroom 1: 14'4" into bay x 11'4"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, built-in double wardrobes with mirrored sliding doors, fitted carpet, door to:

En-Suite

Comprising a three-piece suite of fully tiled and glazed corner shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, close couple WC, full tiled surround, electric vanity mirror and shaving point, wall mounted chromium heated towel rail, obscure window to front, inset ceiling downlighting, linoleum flooring.

Bedroom 2: 9'10" x 9'2"

With window to front, ceiling lighting, wood effect laminate flooring, wall mounted radiator, array of power points.

Bedroom 3: 9'4" x 9'0"

With ceiling lighting, window overlooking the rear garden, wall mounted radiator, power points, built-in double wardrobe, fitted carpet.

Bedroom 5/Home Office: 9'10" x 5'4"

With window overlooking rear garden, inset ceiling downlighting, Wall mounted radiator, wood effect laminate flooring, power points.

Family Bathroom:

Comprising a four-piece suite of panel enclosed bath with mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap, fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted chromium heated towel rail, obscure window to side, inset ceiling downlighting , electric shaving point, linoleum flooring.

Second Floor Landing

With window to rear, inset ceiling downlighting, smoke alarm, power points, wall mounted lighting, fitted carpet, door to:

Inner Hall

With Velux window to front, inset ceiling downlighting, wood effect laminate flooring, doors to rooms.

Bedroom 4: 11'9" x 10'0"

With two Velux windows to rear, inset ceiling downlighting, eaves storage to front and rear, wood effect laminate flooring, vanity mounted wash hand basin with mixer tap and tiled splashback, electric shaving point, wall mounted radiator, TV, telephone and power points.

Dressing Room/Bedroom 6: 11'9" x 9'5"

With two Velux windows to rear, inset ceiling downlighting, eaves storage to front and rear, wood effect laminate flooring, electric shaving point, wall mounted radiator, power points, airing cupboard housing pressurized hot water cylinder.

OUTSIDE

The Front

The property is approached by a large tarmacadam driveway supplying off street parking for at least 5 vehicles, with outside lighting and water point, access to garage, personnel gate to:

South West Rear Garden

Split evenly into two sections of entertaining patio and lawn, storage shed to rear, retained by close boarded fencing.

Garage: 18'1" x 8'3"

With electric roller shutter to front, eaves storage, ceiling lighting, power points, recess for tumble drier and additional fridge.



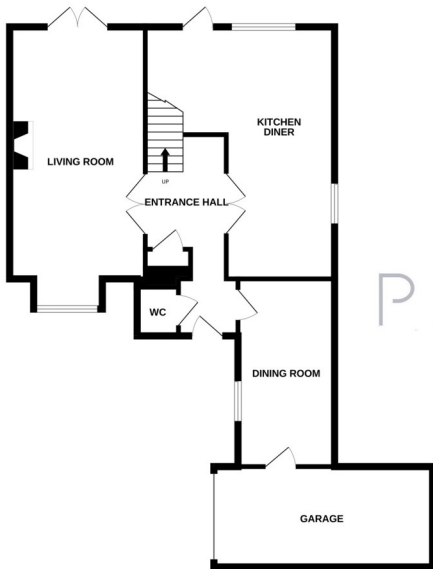
DETAILS

EPC

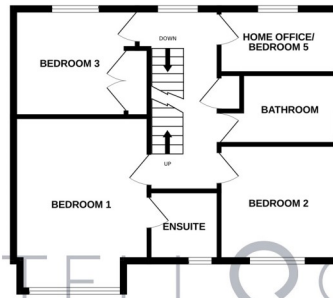
AWAITING EPC

FLOOR PLAN

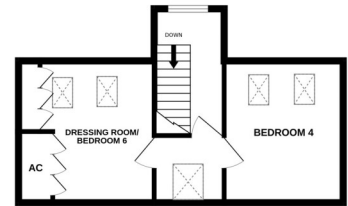
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



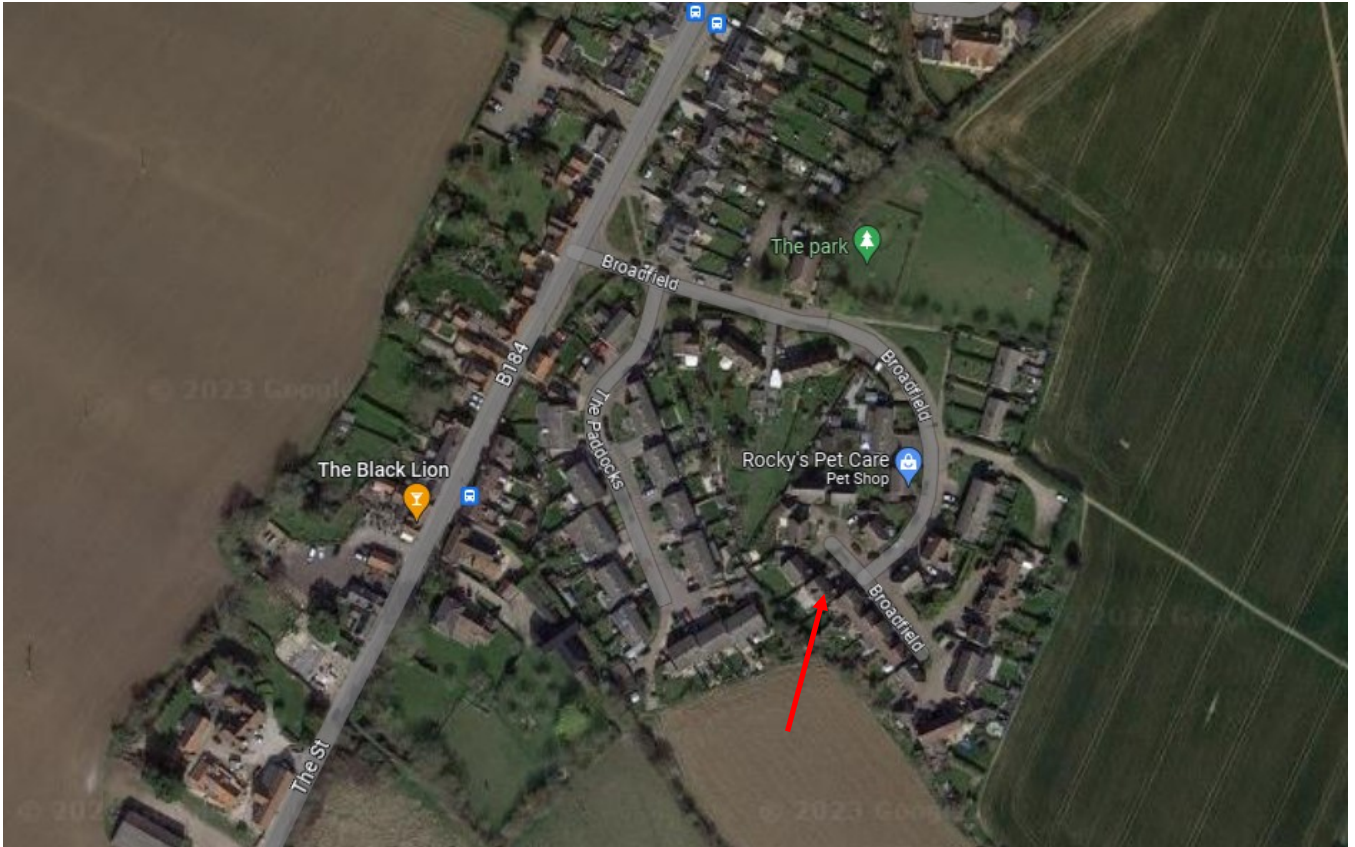
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TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.

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

Broadfield is set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/ M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.



FULL PROPERTY ADDRESS

10 Broadfield, High Roding, Essex CM6 1NY

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: 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.

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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?