

- 4 BEDROOMS
- EN-SUITE TO MASTER
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- SOLID OAK FLOORING
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- REAR GARDEN WITH FARM-LAND VIEWS
- DESIRABLE VILLAGE CUL-DE-SAC LOCATION



Leaden Roding, Dunmow
Offers Excess: £450,000

THE PROPERTY

We are pleased to offer this detached property, comprising of 4 bedrooms, family bathroom, kitchen and 2 further reception rooms. This property is beautifully located at the end of a very desirable cul-de-sac in the centre of the village of Leaden Roding. Within walking distance of the very popular Rodings Primary school and village shop and with views across farmland it is indeed a rare find.

Agents note: Oak flooring, programmable intelligent lighting in the living room, newly fitted bathroom with underfloor heating, CAT 6 Ethernet services the majority of the property.



Entrance Hall

Living Room: 17'10" x 10'9"

Dining Room: 10'10" x 8'8"

**Kitchen Breakfast Room
12'4" x 8'9"**



First Floor Landing
Master Bedroom: 11'7" x 10'11"
En-suite Shower Room
Bedroom 2: 14'3" x 9'3"
Bedroom 3: 8'6" x 7'1"
Bedroom 4: 8'9" x 7'1"
Family Bathroom



With pathway leading to entrance storm porch with glazed front door, tiled flooring, windows to side, inside lighting and opening to front door with obscure panel glazed unit opening onto:

Entrance Hall

With stairs rising to first floor landing, solid oak flooring, under stair storage, fitted radiator, ceiling lighting, and door to rooms:

Living Room 17'10" x 10'9"

A bright and spacious room with windows on two aspects to front and rear, the rear being sliding patio doors opening onto a patio garden and wonderful farmland views beyond. Working solid fuel fireplace, oak flooring, ceiling down lighters, fitted radiators and Futronic programmable intelligent lighting.

Dining Room 10'10" x 8'8"

With ceiling lighting, oak flooring, window to front, fitted radiator.

Kitchen Breakfast Room 12'4" x 8'9"

Comprising an array of eye and base level cupboards and drawers, complimentary rolled work surface with tiled splash back, double sink with mixer tap and single drainer, double oven, fitted water softener, large picture window to rear overlooking farmland views, ceiling lighting, archway leading to utility room which houses all of the appliances, dishwasher, washing machine, room for tumble dryer and fridge freezer, window to rear, ceiling lighting, fitted radiator and door to:

Single Garage

With ceiling lighting, wall mounted boiler ample power points also supplied along with pedestrian door to rear garden.

Cloakroom

Comprising of a white suite with close coupled W.C, corner space saver wash hand basin, marble flooring, large obscure window to front, ceiling lighting.

First Floor Landing

Stairs have LED lighting along the stair treads, with access to loft with loft ladder, part boarded and light supplied, ceiling lighting, door to airing cupboard housing hot water cylinder and racking and doors to rooms:

Master Bedroom 11'7" x 10'11"

With window to front, large his n' hers wardrobes with hanging rail and shelving incorporated, fitted radiator, ceiling lighting and door to:

En-suite Shower Room

Comprising of a close coupled W.C, integrated wash hand basin with vanity unit surround and tiled splash back, separate fully tiled shower cubicle with wall mounted shower, large obscure window to front, half tiled surround, fitted radiator, ceiling lighting.

Bedroom 2 14'3" x 9'3"

This is a really spacious room with window to front, currently used as a large office and play room, one area particularly lends itself to a desk and computer zone, ceiling lighting, insert ceiling down lighters, fitted radiator.

Bedroom 3 8'6" x 7'1"

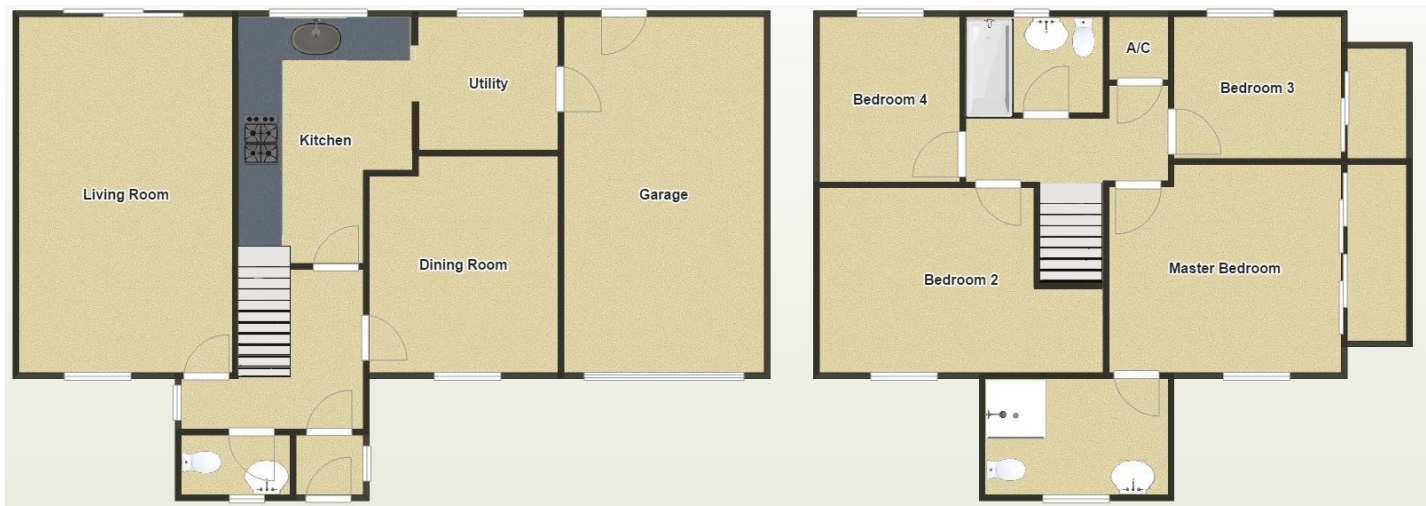
With window to rear and countryside views beyond, walk-in wardrobe with hanging rail with lighting and shelving, fitted radiator, ceiling lighting.

Bedroom 4 8'9" x 7'1"

With window to rear with views across, ceiling lighting, fitted radiator.

Family Bathroom

Newly fitted suite comprising a P-shape bath, wall mounted Victoria Plumb shower, fully tiled surround with curved shower screen, close coupled w.c with integrated flush, vanity wash hand basin with vanity unit surround, obscure window to rear, insert ceiling down lighters, heated towel rail, underfloor heating.



THE PROPERTY

This property is beautifully located at the end of a very desirable cul-de-sac in the centre of the village of Leaden Roding.

Front:

To the front, the property is laid primarily to lawn, there is a tarmacadam driveway leading to attached single garage, all retained by well stocked flower beds and mature borders. To the western edge of the property there is a gated side access giving access into the:

Rear:

Which is laid primarily to lawn, there is a good size patio area which is ideal for entertaining and the main feature of the home most would think would be its beautiful countryside farmland views, outside water point can also be found and all is retained via close boarded fencing, with well stock and additional hedge and well planted borders.



32, Lordswood View, Leaden Roding, DUNMOW, CM6 1SE

Dwelling type: Detached house
Date of assessment: 05 November 2016
Date of certificate: 08 November 2016
Reference number: 8295-7354-6829-8807-2963
Type of assessment: RdSAP, existing dwelling
Total floor area: 101 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

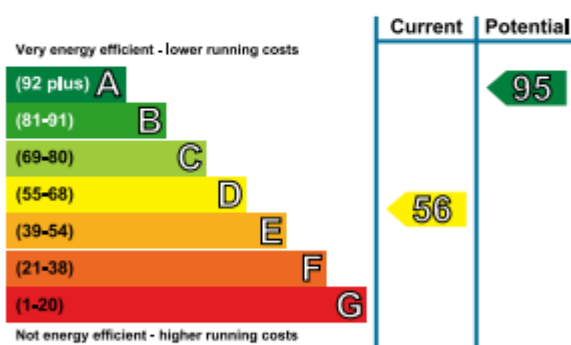
Estimated energy costs of dwelling for 3 years:	£ 2,805
Over 3 years you could save	£ 741

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 189 over 3 years	
Heating	£ 1,974 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 528 over 3 years	£ 264 over 3 years	
Totals	£ 2,805	£ 2,064	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 81	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

Lordswood View is situated in an enviable cul-de-sac location in the popular village of Leaden Roding, which has a renowned local JMI primary school, local shop for your day-to-day needs and easy access to the larger village of Hatfield Heath and the market town of Great Dunmow both with schools, 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.

GENERAL REMARKS & STIPULATIONS

D2850

FULL ADDRESS

32 Lordswood View, Leading Roding, Dunmow, Essex CM6 1SE

SERVICES

Oil central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS

From our office in Great Dunmow heading South on the B184, at the roundabout take the 2nd exit onto Ongar Road/B184, continue along the B184, go straight over next roundabout, take the 1st exit onto Chelmsford Road/A1060 turn left onto High Easter Road, turn left onto Lordswood View.



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00 am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

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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**We've got it covered, please do not hesitate to
call one of our experienced team for further
information.**