



# PESTELL & Co

ESTABLISHED 1991



THE GOLDINGS, LEADEN RODING  
GUIDE PRICE: £335,000

3 BEDROOM END TERRACE | LARGE OPEN PLAN LIVING AREA  
KITCHEN DINING AREA | DOWNSTAIRS CLOAKROOM | EN-SUITE  
BEDROOM | OFF STREET PARKING FOR TWO VEHICLES | REAR  
GARDEN WITH PATIO AREA | COUNTRYSIDE VIEWS | VILLAGE  
LOCATION

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A three bedroom end of terrace property with accommodation over three floors. It offers a very large open plan living area with French doors leading out to the patio and rear garden and enjoys countryside views beyond. There is carport parking for one vehicle, along with an additional space.



ENTRANCE HALL

OPEN PLAN LIVING AREA  
31'5" X 11'10"

KITCHEN DINING AREA

CLOAKROOM







FIRST FLOOR LANDING

BEDROOM 1 12'0" X 13'3"

BEDROOM 3 10'7" X 6'4"

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 2 12'3" X 12'0"

EN-SUITE SHOWER ROOM



With a panel and obscure glazed front door opening into:

#### ENTRANCE HALL

With tiled flooring, ceiling lighting, stairs to first floor landing and door to:

#### OPEN PLAN LIVING AREA – 31'5" X 11'10"

With French doors to patio and rear garden, ceiling lighting, wooden flooring, fireplace and large under stairs storage cupboard coming through to:

#### KITCHEN DINING AREA

Comprising an array of eye and base level cupboards and drawers with splashback, a 1 ½ bowl single drainer stainless steel sink unit with mixer tap, four ring hob with extractor over and double stainless steel inset oven under, integrated fridge and freezer, integrated dishwasher, recess and plumbing for washer dryer, inset ceiling downlighting and window to front.

#### CLOAKROOM

Comprising a close coupled WC, window to front, pedestal wash hand basin, tiled flooring and wall mounted boiler.

#### FIRST FLOOR LANDING

With doors to rooms and staircase to second floor landing and large airing cupboard with racking and shelving.

#### BEDROOM 1 – 12'0" X 13'3"

With built-in double wardrobes and window to rear with countryside view beyond.

#### BEDROOM 3 – 10'7" X 6'4"

With built-in wardrobes and window to front.

#### FAMILY BATHROOM

Comprising a white suite with panel enclosed bath with mixer tap and shower attachment over, close coupled WC, wash hand basin, window to side, extractor fan and ceiling lighting.

#### SECOND FLOOR LANDING

With door opening into:

#### BEDROOM 2 – 12'3" X 12'0"

With Velux window to rear, large opening to small dressing area, door to eaves storage with further window rear.

#### EN-SUITE SHOWER ROOM

Comprising fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan and ceiling lighting.





## OUTSIDE

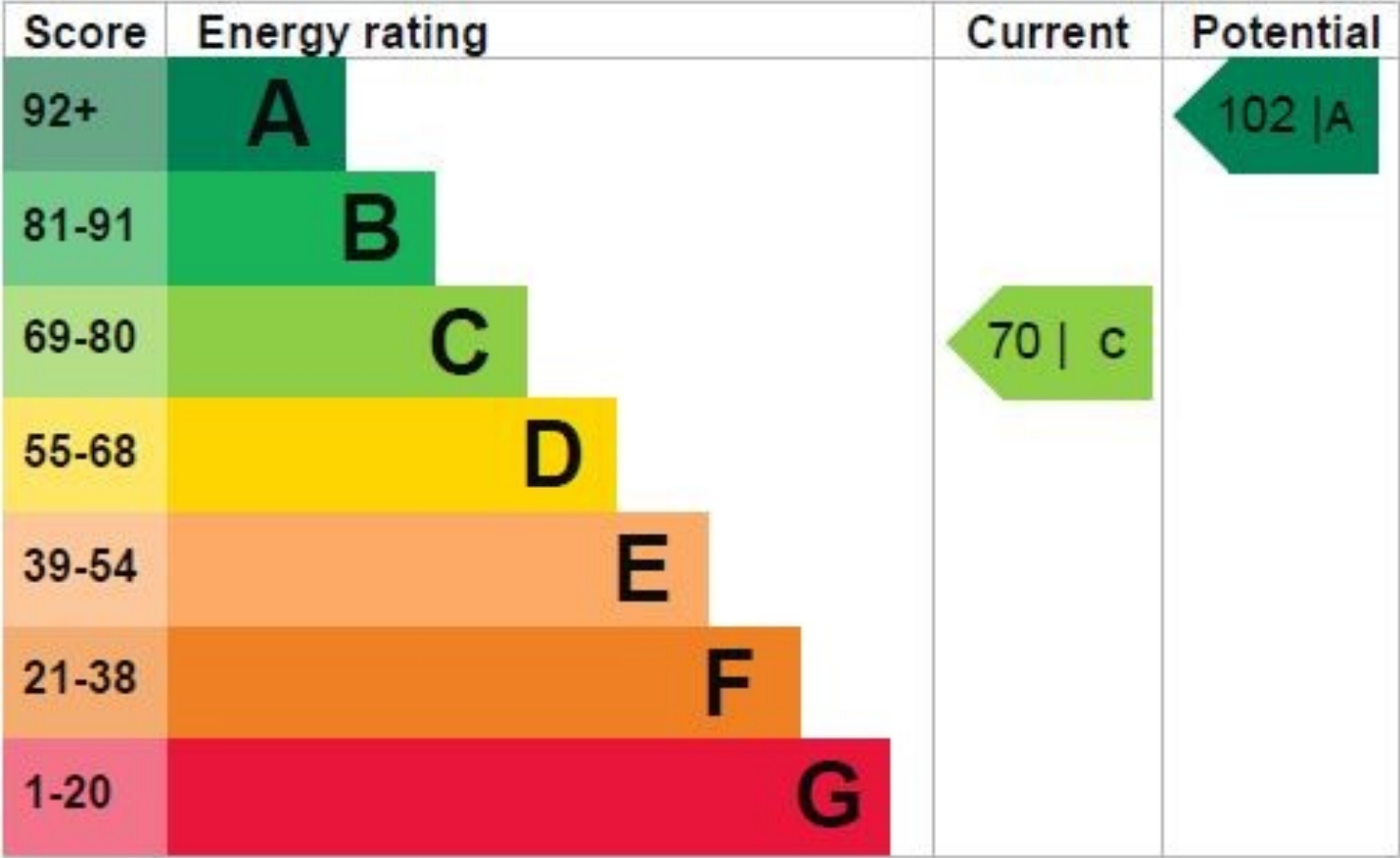
The property enjoys a small front area laid to hardstanding with a small, planted area. There is a driveway leading to covered carport parking and an additional space, so parking for at least two vehicles. There is a separate gated rear access leading to:

## REAR GARDEN

Laid primarily to lawn with patio area ideal for entertaining. Outside water point can also be found .



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

THE LOCATION

The **Goldings** is located in the popular village of Leaden Roding offering a village hall, cricket club and village store and within close walking distance of Rodings Primary School. Just over 8 miles from Chelmsford and 10 miles from Bishop's Stortford, which has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport. The M11 and M25 motorways being just a short drive, giving easy onward access to London and the north.



## GENERAL REMARKS & STIPULATIONS

Folio 3246

## FULL ADDRESS

5 The Goldings, Leaden Roding, Essex CM6 1GG

## SERVICES

Mains electricity, oil fired central heating, water.

## LOCAL AUTHORITY

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

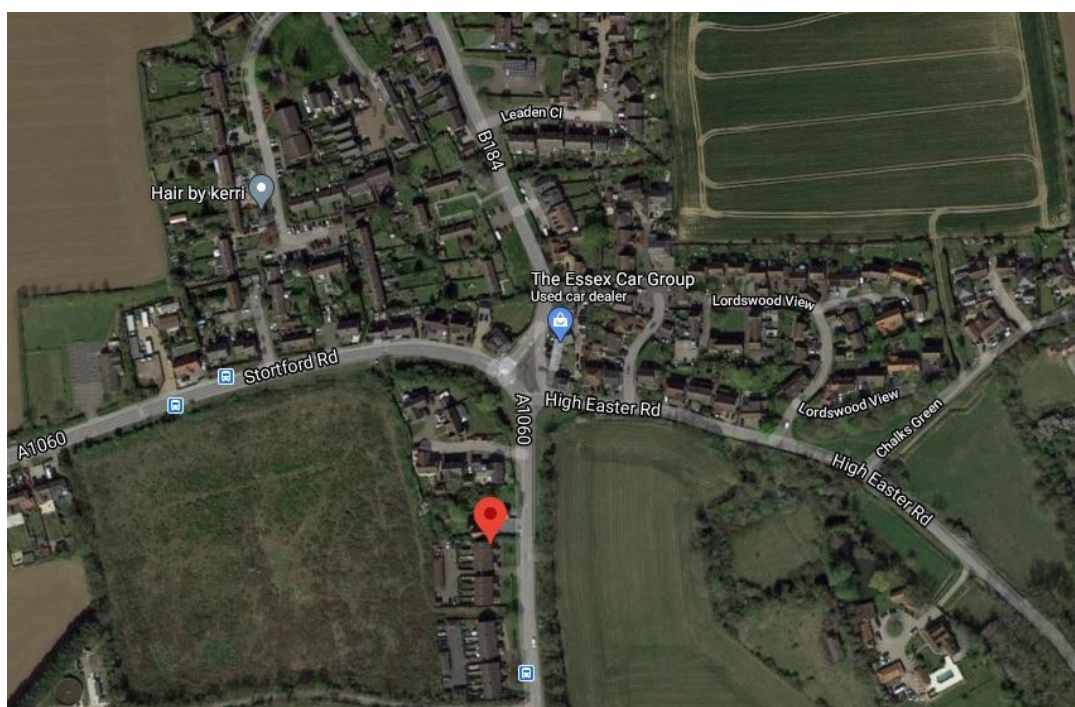
## COUNCIL TAX BAND

Band D

## 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



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm

## 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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL 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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?