



Thalwil, High Easter Road, Leaden Roding,  
Dunmow, Essex, CM6 1QF

Offers in excess of: £560,000  
Freehold

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Situated in the popular village of Leaden Roding is this spacious and extensively upgraded four-bedroom detached family home.

This impressive family home comprises an entrance hall, large lounge with feature gas fire, extended and renovated kitchen/diner with skylight and a breakfast bar, a utility and integrated appliances with access into the dining room. A ground floor cloakroom is also accessed off the main entrance hall along with the study, making an ideal work from home space or playroom. Upstairs you benefit from three generously sized double bedrooms with an en-suite to the principal bedroom. The fourth bedroom is currently used as a walk-in dressing room with fitted wardrobes. The family bathroom suite comprises W/C pedestal wash basin and enclosed panelled bath and wall mounted shower unit.

Externally you have a single garage with driveway parking and a secluded rear garden.

Council Tax Band E. EPC Rating D.



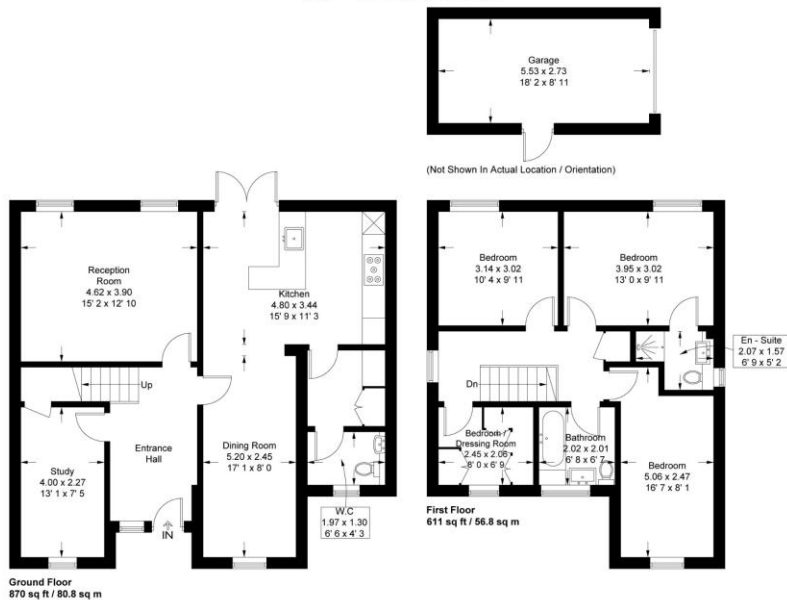
Extended Family Home  
En-suite & Family Bathroom  
Ground Floor W/C  
Garage & Driveway  
Rear Garden  
Sought After Village  
Upgraded by the Current Owners

#### ADDITIONAL INFORMATION

The village of Leaden Roding is one of 8 hamlets and villages called The Rodings. It offers a village store, fire station, village hall and cricket club along with Rodings Primary School which has been rated Good by Ofsted. The town of Great Dunmow lies less than 7 miles away and offers shopping, leisure facilities and secondary schooling, whilst Chelmsford is 8 miles away, providing excellent shopping, restaurants, bars and transport links.

## Leaden Roding

Approximate Gross Internal Area = 1481 sq ft / 137.6 sq m  
Garage = 166 sq ft / 15.4 sq m  
Total = 1647 sq ft / 153 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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- Study 13'1" x 7'5" (4m x 2.26m)
- Reception Room 15'2" x 12'10" (4.62m x 3.9m)
- Kitchen 15'9" x 11'3" (4.8m x 3.43m)
- Dining Room 17'1" x 8' (5.2m x 2.44m)
- WC 6'6" x 4'3" (1.98m x 1.3m)
- First Floor
- Bedroom 16'7" x 8'1" (5.05m x 2.46m)
- Bedroom 13' x 9'11" (3.96m x 3.02m)
- Ensuite 6'9" x 5'2" (2.06m x 1.57m)
- Bedroom 10'4" x 9'11" (3.15m x 3.02m)
- Bedroom/Dressing Room 8' x 6'9" (2.44m x 2.06m)
- Family Bathroom 6'8" x 6'7" (2.03m x 2m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

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### FOR MORE DETAILS CONTACT

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