



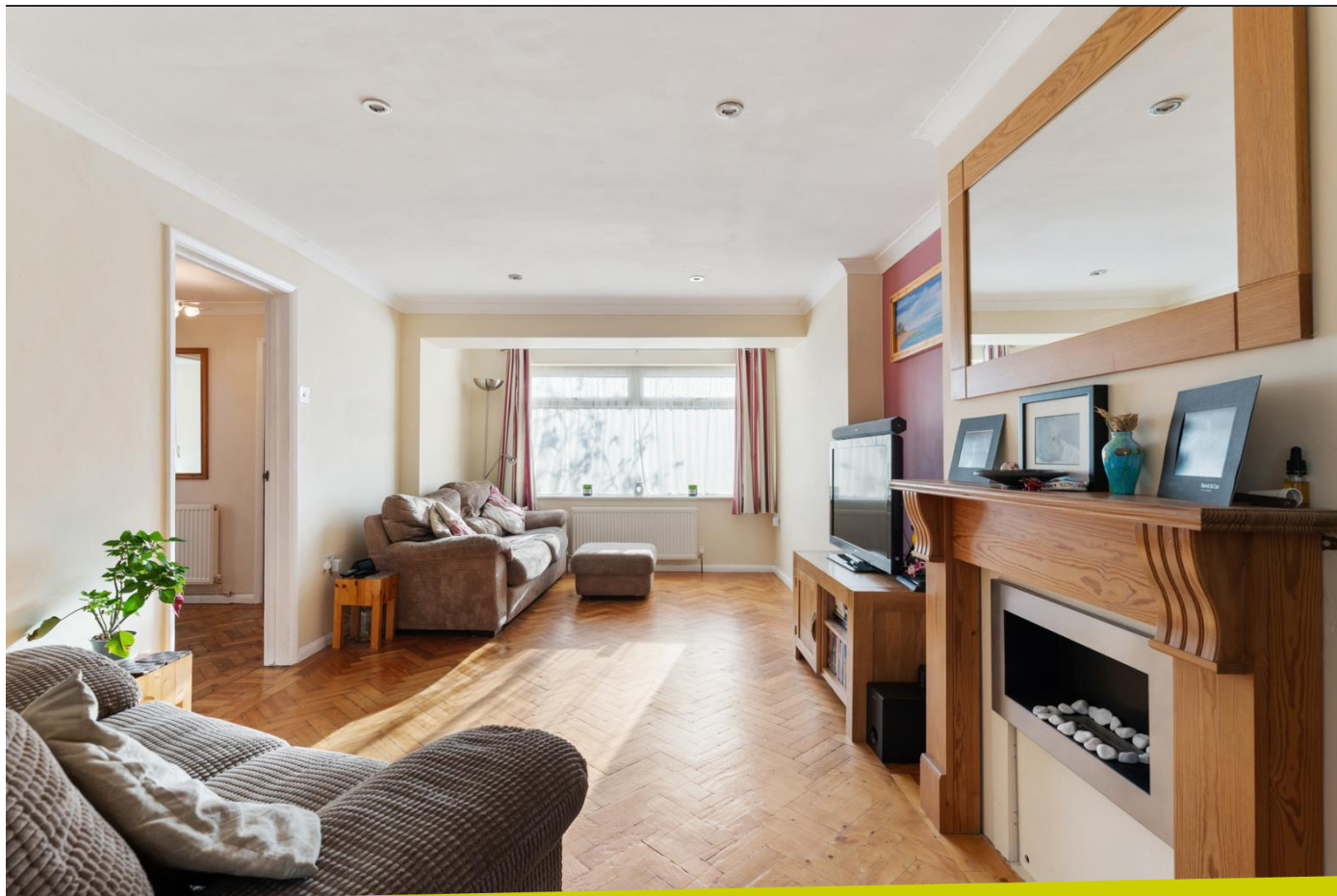
2 Holloway Crescent, Leaden Roding,
Dunmow, Essex, CM6 1QD

Guide Price: £425,000
Freehold

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Located in the popular village of Leaden Roding and Ofsted rated 'good' schooling nearby, is this spacious and well-presented, three-bedroom semi-detached home with off road parking. Having been updated by the current vendors, this property boasts modern accommodation as well as space. Upon entrance you have the porch with hall leading to the large lounge and conservatory to the rear, allowing floods of light to come through. To the right of the house, you have a separate dining room with the kitchen and utility. A notable feature of the ground floor is the stunning parquet flooring, constructed out of historic WWII ammunition boxes. On the first floor, all three generously sized bedrooms are found, along with the three-piece family bathroom suite.

Externally you benefit from a coloured concrete driveway supplying parking for multiple vehicles. There is also a gated storage area and a large lawned rear garden.

Council Tax Band D. EPC Rating D.



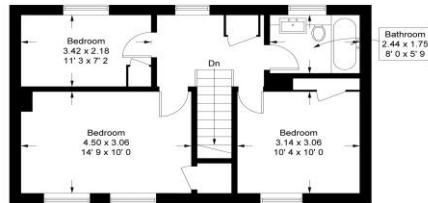
Three Bedroom House
Conservatory
Two Reception Rooms
Parquet Flooring
Off Road Driveway Parking
Rear Garden
Ofsted Rated 'Good' Schooling Nearby
Sought After Village Location
Potential Rental Income £1500 PCM

ADDITIONAL INFORMATION

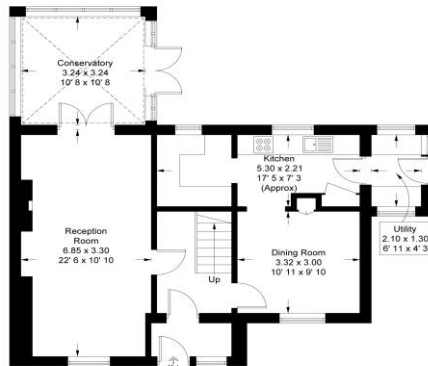
The village of Leaden Roding is one of 8 hamlets and villages called The Rodings. It offers a village store, fire station, village hall and cricket club along with Rodings Primary School which has been rated Good by Ofsted. The town of Great Dunmow lies less than 7 miles away and offers shopping, leisure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

Holloway Crescent

Approximate Gross Internal Area = 1261 sq ft / 117.2 sq m



First Floor
599 sq ft / 47.3 sq m



Ground Floor
752 sq ft / 69.9 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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Reception Room 22'6" x 10'10" (6.86m x 3.3m)

Conservatory 10'8" x 10'8" (3.25m x 3.25m)

Dining Room 10'11" x 9'10" (3.33m x 3m)

Kitchen 17'5" x 7'3" (5.3m x 2.2m)

Utility Room 6'11" x 4'3" (2.1m x 1.3m)

First Floor

Bedroom 14'9" x 10' (4.5m x 3.05m)

Bedroom 11'3" x 7'2" (3.43m x 2.18m)

Bedroom 10'4" x 10' (3.15m x 3.05m)

Family Bathroom 8' x 5'9" (2.44m x 1.75m)

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FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

T: 01371 878322 | W: www.intercounty.co.uk

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