



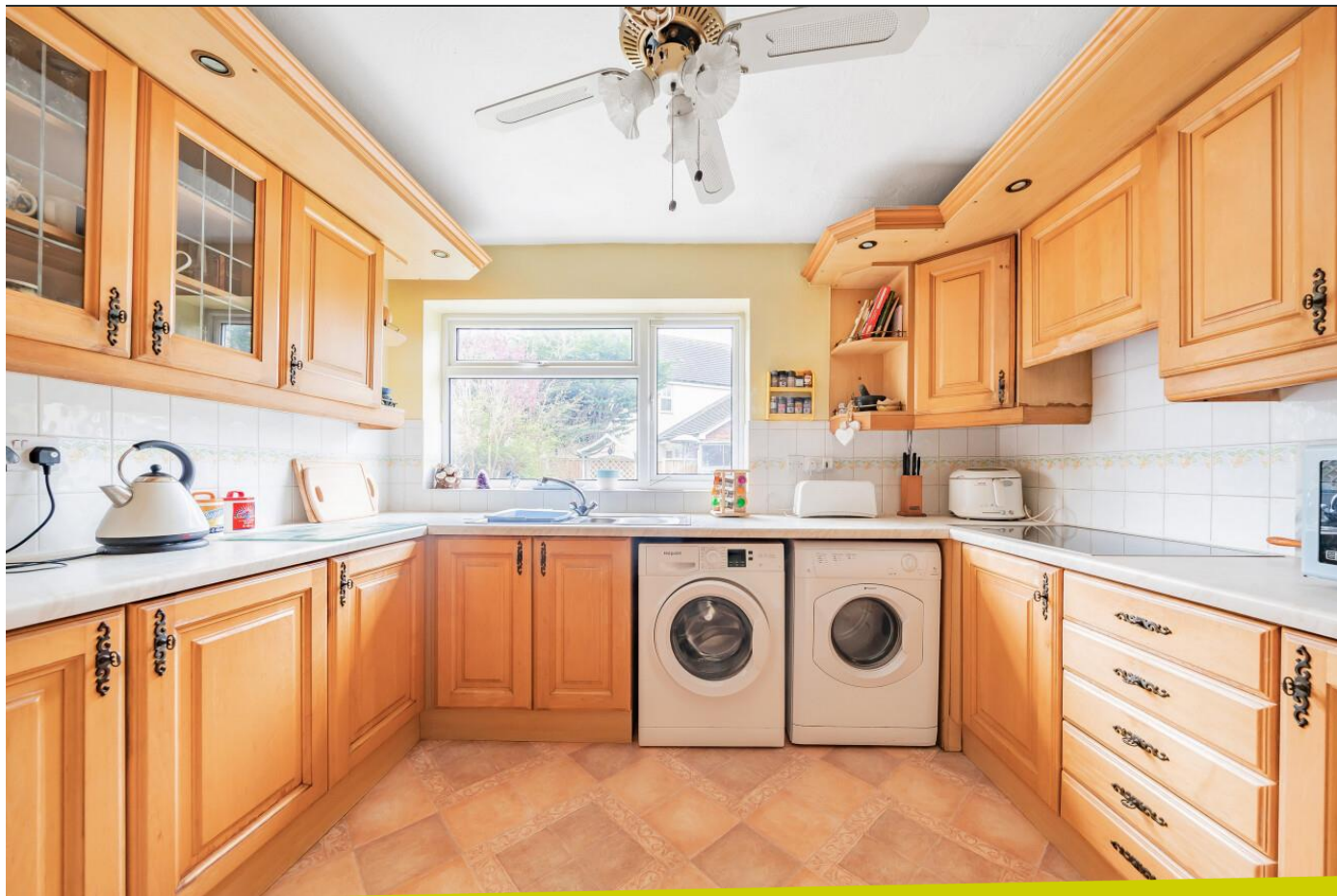
3 Leaden Close, Leaden Roding, Dunmow,  
Essex, CM6 1SD

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Asking Price: £450,000  
Freehold



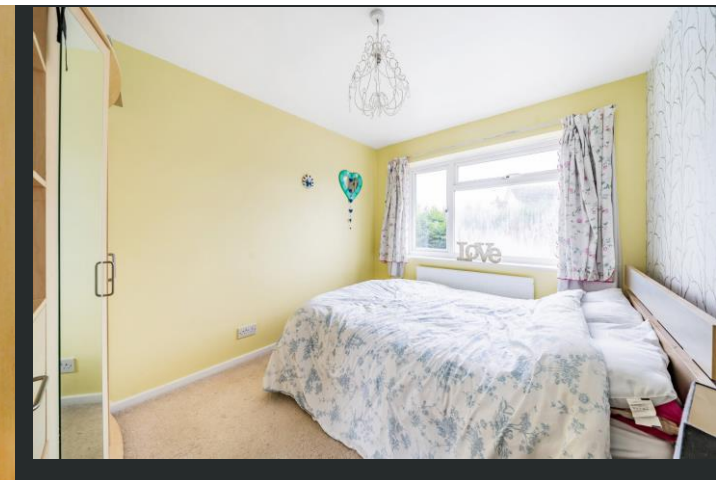
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Situated in the sought after village of Leaden Roding is this spacious four bedroom family home with ample off road parking.

Internally, the property comprises entrance hall, large lounge area leading to dining room with patio door to the rear garden. The kitchen/breakfast room is next with fitted units and ground floor cloakroom, leading to the reception room which has been converted from part of the garage. Upstairs you have four generously sized bedrooms with built in wardrobes and en-suite to the principal bedroom. Externally, the property boasts a large driveway and garage space to the front, along with lawned area. The rear garden offers a private space, with a patio area adjacent to the property and the remainder laid to lawn, with storage shed that comes with power and lighting.

Council Tax Band D. EPC Band E.



4 Bedroom Semi Detached Property  
3 Receptions  
Kitchen/Breakfast Room  
Bathroom & Ensuite  
Rear Garden  
Driveway with Garage  
Potential Rental Income £1750 PCM  
Council Tax Band D & EPC Band E

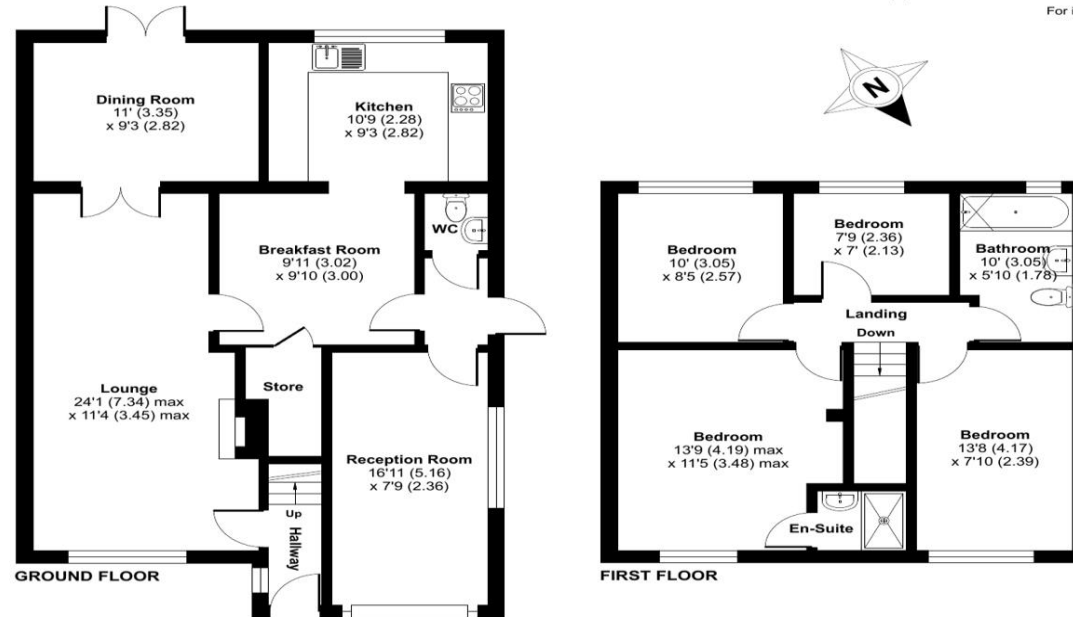
#### ADDITIONAL INFORMATION

The location of this property is ideal for quiet village life whilst still being within close proximity to local Towns. There are bus links into Chelmsford, and Dunmow as well as Sawbridgeworth station being 6.5 miles away. Both primary and secondary school catchments have Ofsted ratings of 'good'.

## Leaden Close, Leaden Roding, Dunmow, CM6

Approximate Area = 1368 sq ft / 127 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Intercountry Estate Agents. REF: 1100949



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### FOR MORE DETAILS CONTACT

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