



Total area: approx. 72.7 sq. metres (782.4 sq. feet)



**BROADFIELD, HIGH RODING, DUNMOW**  
**OFFERS OVER £290,000**

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Two Double Bedroom Ground Floor Maisonette
- Kitchen
- Bathroom
- Low Maintenance Rear Garden
- Backing Onto Fields
- High Standard Finish Throughout
- Lounge/Dining Room
- Separate W.C
- Highly Desirable Village
- Allocated Parking

Nestled in the charming village of High Roding, Dunmow, Essex, this delightful maisonette backs onto farmland and offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The property is finished to high standard throughout and boasts a generous lounge/dining room with French Doors leading to a low maintenance private rear garden. The remainder of the property is made up of a well appointed kitchen, bathroom and separate W.C.

To the front is allocated parking with plenty of additional parking to the rear.

The Rodings comprise of eight villages/hamlets offering their own individual charm and benefits. The Rodings Primary School is well regarded in the local area offering fantastic facilities. The villages offer various amenities which include various public houses/restaurants, village shop, and various clubs.

#### **Entrance Hall**

13'9" x 9'3" (4.2m x 2.84m)

Entered via front door, two storage cupboards, doors leading to:-

#### **Lounge/Dining Room**

18'9" x 12'0" (5.72m x 3.66m)

French Doors to rear aspect leading to rear garden with windows either side, wood effect flooring, two ceiling mounted light fittings.

#### **Kitchen**

12'11" x 8'0" (3.96m x 2.44m)

Window to front aspect, fitted with a range of eye and base level units with wooden working surface over, inset sink and drainer unit with mixer tap over, space for range cooker with extractor fan over, integrated fridge, integrated freezer, various inset spotlights, wood effect flooring.

#### **Bedroom One**

12'0" x 11'8" (3.66m x 3.58m)

Window to rear aspect, range of fitted wardrobes, ceiling mounted light fittings.

#### **Bedroom Two**

11'3" x 9'8" (3.45m x 2.95m)

Window to front aspect, range of fitted wardrobes, ceiling mounted light fittings.

#### **Bathroom**

6'0" x 4'11" (1.83m x 1.5m)

Opaque window to front aspect, fitted with a tile enclosed bath with wall mounted shower attachment and glass screen, wall mounted wash hand basin, tiled walls, tiled flooring.

#### **W.C**

5'8" x 2'5" (1.75m x 0.76m)

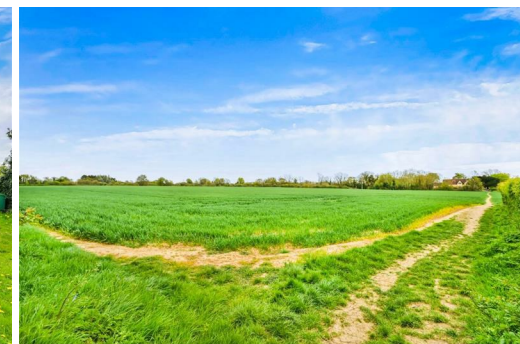
Opaque window to front aspect, low level W.C

#### **Parking**

To the front of the property is allocated parking with further parking to the rear.

#### **Rear Garden**

The garden is private to the apartment and is made up of mainly artificial lawn with a decked area perfect for entertaining.



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