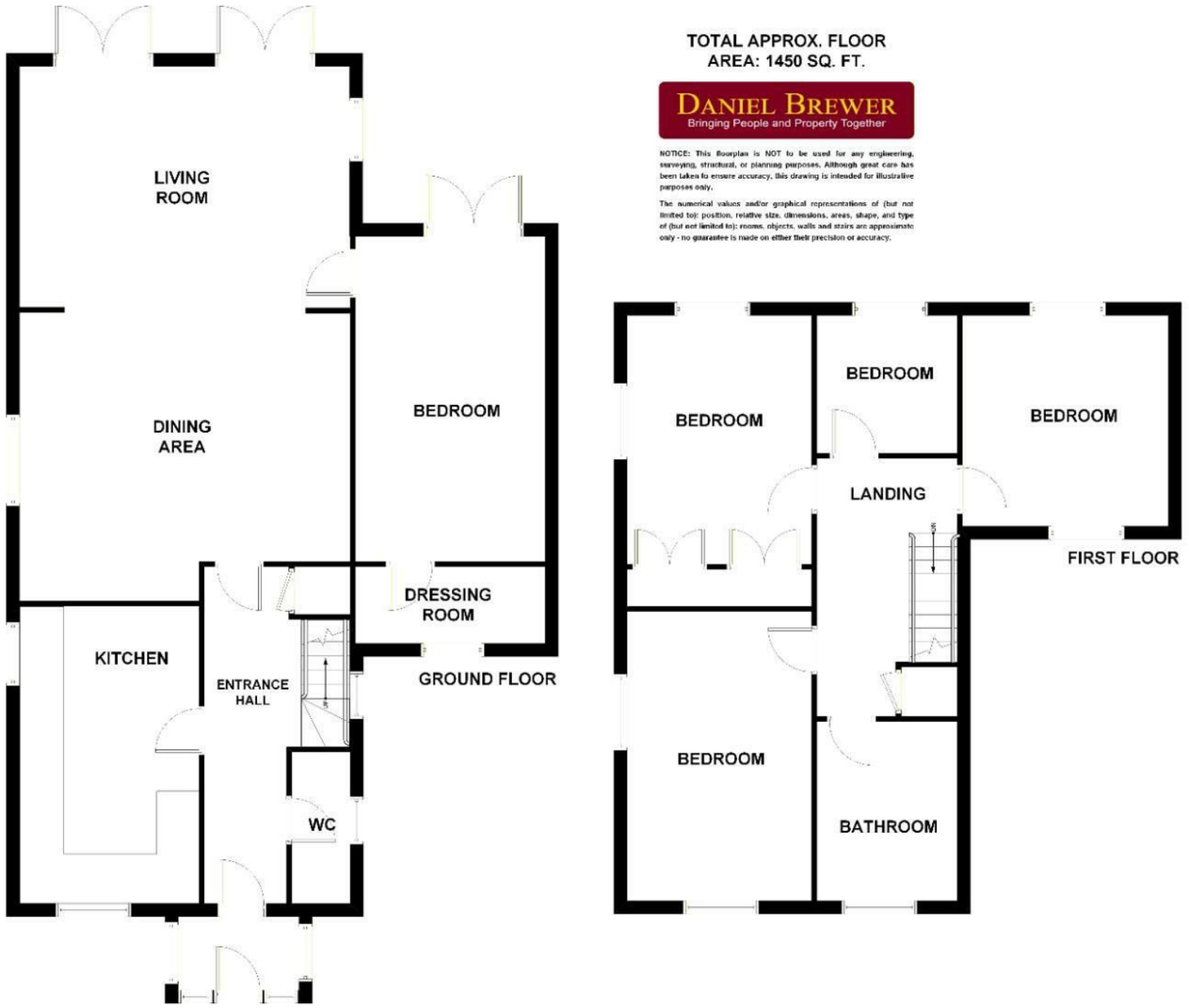
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



TOTAL APPROX. FLOOR AREA: 1450 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

LEADEN CLOSE, LEADEN RODING, DUNMOW

OFFERS OVER £500,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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LEADEN CLOSE
LEADEN RODING
DUNMOW

Nestled in the charming village of Leaden Roding, Dunmow, this delightful semi-detached house offers a perfect blend of comfort and space. With five generously sized bedrooms, this property is ideal for families seeking a tranquil retreat while still being within easy reach of local amenities.

Walking through the entrance hall you are welcomed into a versatile dining area that is open plan into the living room perfect for both relaxation and entertaining guests. There is a well appointed kitchen, bedroom and cloakroom making up the remainder of the ground floor.

The property features a family bathroom, designed for both functionality and comfort.

Outside, the property boasts driveway parking for two/three vehicles, a valuable asset in this picturesque village setting. The surrounding area is known for its scenic beauty and community spirit, making it an excellent choice for those looking to settle in a peaceful environment.

The village boast a sought after primary school, village shop and easy access to major transport links.

- **Five Bedroom Semi-Detached Family Home**
- **Kitchen**
- **Dining Area**
- **Living Area**
- **Family Bathroom & Cloakroom**
- **Secluded Rear Garden Backing Onto Fields**
- **Desirable Cul-De-Sac**
- **Driveway Parking**
- **Close To Local Primary School**
- **Sought After Village**

Entrance Hall
Entered via front door, stairs rising to first floor landing, doors leading to:-

Kitchen
14'3" x 8'10" (4.36 x 2.70)
Window to front aspect, fitted with a range of eye and base level units with working surface over, inset sink with mixer tap over, free standing cooker with extractor fan over, space for dishwasher, space for washing machine, space for fridge/freezer.

Dining Area
16'0" x 14'3" (4.89 x 4.36)
Window to side aspect, open plan leading to:-

Living Room
11'5" x 16'0" (3.50 x 4.89)
Two sets of French Doors to rear aspect leading to rear garden, window to side aspect, door leading to:-

Bedroom Three
15'11" x 9'8" (4.86 x 2.96)
Fully glazed door to rear aspect leading to rear garden with full length window, door leading to:-

Dressing Area
9'8" x 3'9" (2.96 x 1.16)
Window to front aspect.

Cloakroom
Opaque window to side aspect, wash hand basin with vanity unit, low level W.C

First Floor Landing
Doors leading to:-

Bedroom One
14'3" x 8'10" (4.36 x 2.70)
Window to rear aspect, window to side aspect, built in wardrobes.

Bedroom Two
14'7" x 8'10" (4.45 x 2.70)
Window to front aspect, window to side aspect.

Bedroom Four
Window to rear aspect, window to front aspect.

Bedroom Five
6'11" x 6'10" (2.12 x 2.09)
Window to rear aspect.

Family Bathroom
8'9" x 6'10" (2.67 x 2.09)
Opaque window to front aspect, fitted with a 'P' shaped bath, glass enclosed shower cubicle, wash hand basin with pedestal, low level W.C.

Secluded Rear Garden
The garden is mainly lawn with a variety of shrub borders and flower beds. At the foot of the garden is a picket fence

Driveway Parking
To the front of the property is two separate driveways suitable for two/three vehicles.