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7, Roding Drive, Little Canfield, Essex, CM6 1FE

Guide price £495,000

A beautifully presented and extended four-bedroom end-of-terrace townhouse, located within this popular modern development in the village of Little Canfield. The property has been thoughtfully upgraded and enhanced, creating versatile and well-appointed accommodation arranged over three floors.

The ground floor comprises a welcoming reception hall, cloakroom, and a stylish refitted kitchen with integrated appliances, opening into a spacious sitting/dining room with French doors leading to a bright garden room. This impressive space features a vaulted ceiling and bi-fold doors opening onto the rear garden, creating an ideal area for both everyday living and entertaining.

On the first floor there are two well-proportioned double bedrooms and a family bathroom, while the second floor provides two further double bedrooms, both with built-in wardrobes, together with a shower room.

Outside, the landscaped West facing rear garden extends to approximately 30ft in depth and features a sun terrace adjoining the house, an artificial lawn, side pedestrian access, and a rear gate leading to a garage located en bloc.

Little Canfield is a rural village in West Essex, approximately 2 miles from the neighbouring village of Takeley, which offers a range of local amenities including a village store, public house, post office, primary school and recreational facilities. The nearby market town of Bishop's Stortford provides a more extensive selection of shops, schools and leisure facilities, together with a mainline railway station offering services to London Liverpool Street. Road connections are convenient via the M11, providing access to London, the M25 and Cambridge.

The Council Tax Band is E / The EPC Rating is C

Entrance Hall



Ground Floor Cloakroom

With WC and basin.

Fitted Kitchen

12'10" max x 8'2" (3.93m max x 2.51m)

Fitted wall and base units, Quartz work tops with lighting under and integrated appliances including;

- Double oven
- Four ring gas hob with extractor over
- Washing machine
- Dishwasher
- Fridge & Freezer



Double doors through to;



Sitting Room

16'1" max x 15'6" max (4.91m max x 4.73m max)

Large reception room with storage cupboard and double doors opening through to;



Family Room

14'11" x 7'1" (4.55m x 2.18m)

Impressive West facing reception room with vaulted ceiling, skylights and bi-folding doors.



First Floor Landing



Principle Bedroom/Second Sitting Room

15'7" max x 13'3" max (4.77m max x 4.05m max)

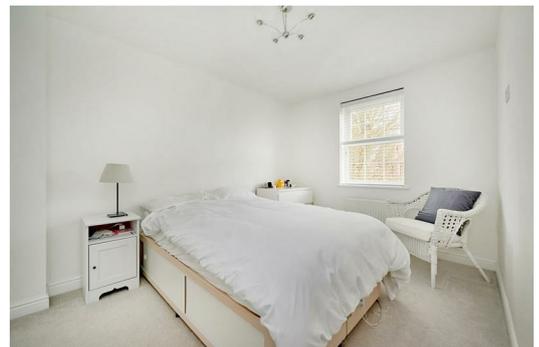
Large double bedroom currently used as second sitting room.



Bedroom 4

13'7" x 8'7" (4.15m x 2.62m)

Double bedroom.



Bathroom

7'2" x 7'0" (2.20m x 2.14m)

With bath, WC and basin.



Second Floor Landing

With access to large loft space.

Bedroom 2

15'7" x 10'4" (4.75m x 3.16m)

Double bedroom with fitted wardrobes.



Bedroom 3

14'2" max x 10'1" max (4.34m max x 3.09m max)

Double bedroom with built in wardrobes. Airing cupboard housing hot water cylinder.



Shower Room

8'6" x 5'9" max (2.60m x 1.77m max)



Rear Garden

Sunny West facing rear garden with low maintenance artificial lawn and patio.



Single Garage & Parking

17'11" x 9'8" (5.48m x 2.95m)

Single garage with up and over door to the front. Parking space to the front of the garage.

Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

7 Roding Drive



GARAGE

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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