



LEADEN CLOSE, LEADEN RODING

GUIDE PRICE – £475,000

- 3 BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- DINING ROOM
- KITCHEN WITH LARGE STORAGE CUPBOARD
- GROUND FLOOR CLOAKROOM
- BUILT-IN 6 DOOR WARDROBE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING FOR 4 VEHICLES
- RURAL VILLAGE LOCATION

We are pleased to offer this well-presented 3 bedroom semi detached house, located in the popular village of Leaden Roding. The property boasts a spacious living room with French doors to rear garden, separate dining room, kitchen with large storage cupboard, ground floor WC, built-in wardrobes to bedroom 1, 2 further bedrooms and a three piece family bathroom. Externally, the property benefits from off-street parking and a south-facing rear garden which is beautifully screened for privacy.





With uPVC panel and obscure glazed front door opening into:

Entrance Hall

With panel and obscure glazed window to side, wood effect laminate flooring, ceiling lighting, stairs rising to first floor landing, doors to rooms.

Living Room 24'1" x 11'5"

With leaded bay window to front, French doors leading out to rear entertaining terrace and garden beyond, ceiling lighting, multi-fuel burner, wall mounted radiators, TV and power points, wood effect laminate flooring, door through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary walnut block rolled worksurface and splashback, 1 1/2 bowl single drainer porcelain sink unit with instant hot tap over, integrated double oven, 4-ring electric hob with glass splashback and hot point extractor fan above, recess power and plumbing for both washing machine and tumble dryer, ceiling lighting, counter display lighting, large understairs storage cupboard, tiled flooring, obscure glazed uPVC door to side, opening to dining room and door to:

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, full-tiled surround, wall mounted lighting, extractor fan and tiled flooring.

Dining Room 16'6" x 7'10"

With leaded window to front and side, ceiling lighting, wall mounted contemporary radiator, wood effect laminate flooring, wall mounted fuseboard, power points.

First Floor Landing

With obscure window to side, wall mounted radiator, power points, fitted carpet, ceiling lighting, access to loft with ladder, lighting and boarding, doors to rooms.

Bedroom 1 – 13'10" x 11'6"

With large leaded window to front, ceiling lighting, wall mounted lighting, built-in 6-door wardrobe with hanging rail and shelving within, power points, wall mounted radiator, wood effect laminate flooring, large built-in walk-in wardrobe with hanging rails within.

Bedroom 2 – 13'10" x 8'0"

With large leaded window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 11'6" x 9'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, wood effect laminate flooring, large airing cupboard housing hot water cylinder.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and separate integrated shower over, full-tiled surround, glazed shower screen, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a tarmacadam driveway and further large shingle area supplying off-street parking for 4 vehicles, close boarded fencing and laurel hedging to perimeters, personnel gate to side leading through to:

South-Facing Rear Garden

Laid primarily to lawn with entertaining terrace, pergola over and timber sheds to rear, oil tank and external boiler, well-stocked shrub and herbaceous flower beds and hedging, beautifully screened for privacy and all retained via close boarded fencing, outside lighting and water point can also be found.



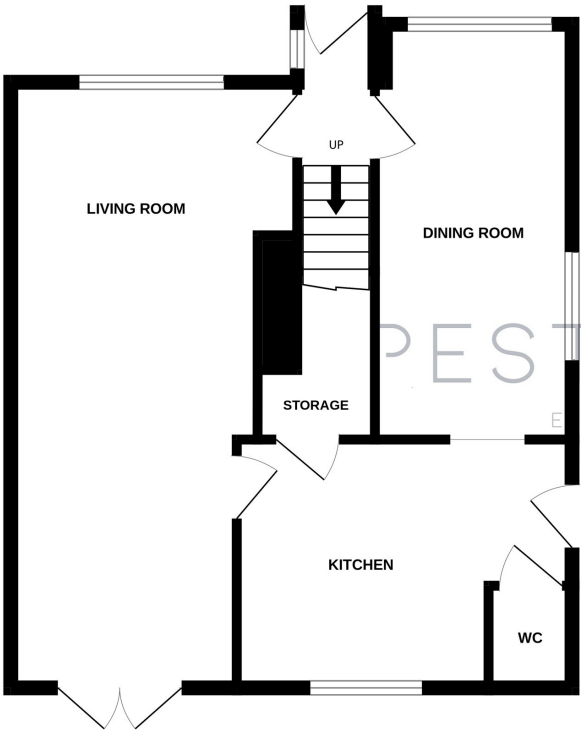
DETAILS

EPC

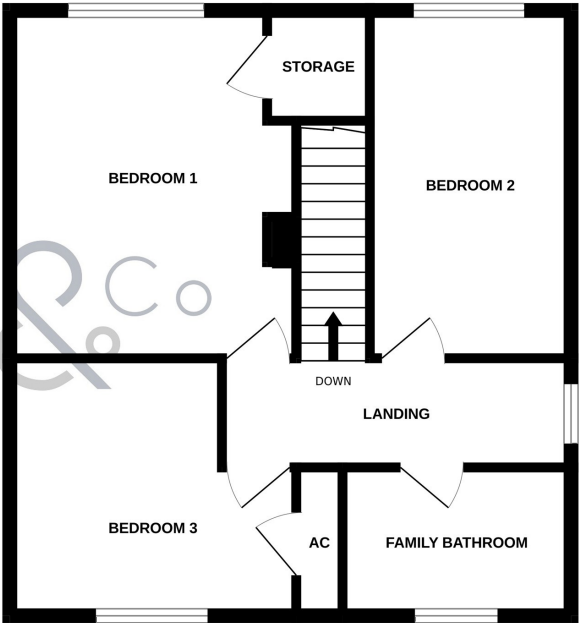
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



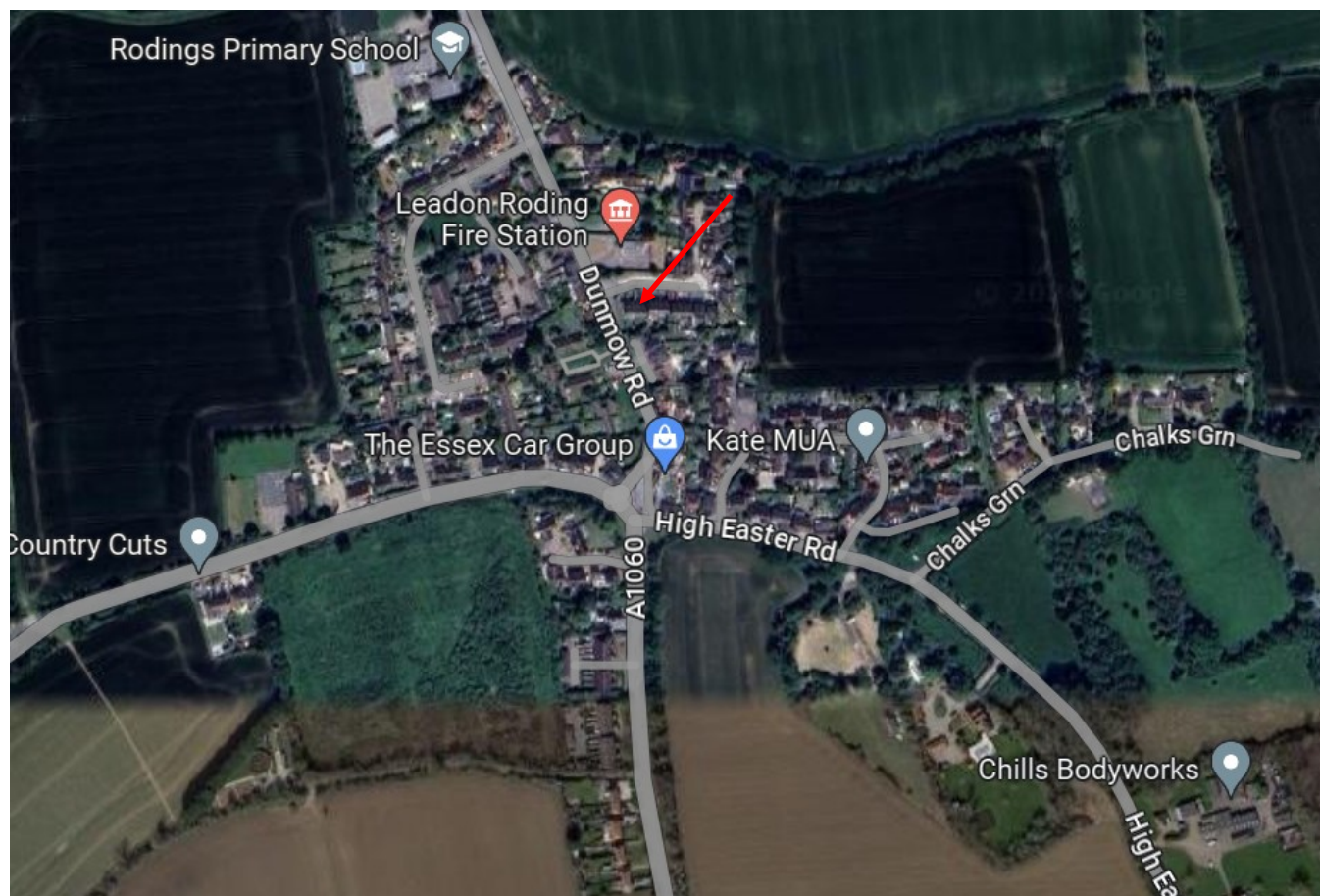
1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Leaden Close is set within the popular village of Leaden Roding which has a renowned JMI primary school and local shop for your day-to-day needs, in the neighbouring villages you can find a Cricket Clubs and public houses. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Chelmsford, to the south, also offers an abundance of amenities along with direct mainline railway link to London Liverpool Street.



FULL PROPERTY ADDRESS

2 Leaden Close, Leaden Roding, Dunmow, CM6 1SD

COUNCIL TAX BAND

Band D

SERVICES

Oil fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 18/09/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?