



# PESTELL & Co

ESTABLISHED 1991



LORDSWOOD VIEW, LEADEN RADING  
GUIDE PRICE: £485,000

4 BEDROOM DETACHED HOUSE | LARGE LIVING ROOM | KITCHEN/  
BREAKFAST ROOM | SEPARATE DINING ROOM | UTILITY ROOM  
DESIRABLE CUL-DE-SAC LOCATION | AMPLE OFF STREET PARKING  
SINGLE GARAGE | IMMACULATLY PRESENTED THROUGHOUT

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



An immaculately presented 4 bedroom detached family home situated in a desirable cul-de-sac location. The property offers versatile accommodation with a garage and off street parking for up to 4 vehicles along with enviable countryside views to the rear.



ENTRANCE HALL

LIVING ROOM 5.85M X 3.32M

KITCHEN /BREAKFAST ROOM  
3.38M X 2.71M

UTILITY ROOM

DINING ROOM 3.08M X 2.68M

CONSERVATORY 3.35M X  
3.05M





FIRST FLOOR LANDING  
 MASTER 3.50M X 3.08M WITH EN-SUITE  
 BEDROOM 2 3.32M X 2.83M  
 BEDROOM 3 2.71M X 2.19M  
 BEDROOM 4 2.59M X 2.34M  
 FAMILY BATHROOM



Ornate panel glazed front door opening onto entrance porch with glazed window to side leading to obscure glazed door opening into:

#### ENTRANCE HALL

Good sized entrance hall with stairs leading to first floor landing, ceiling lighting and doors to rooms.

#### LIVING ROOM – 5.85M X 3.32M

A nice bright room with windows to front and sliding patio door to conservatory, fireplace and ceiling and wall lighting.

#### CONSERVATORY – 3.35M X 3.05M

A very pleasant room with fantastic views to the garden and countryside beyond, French doors to a block paved raised terrace ideal for entertaining, electric points and laminate flooring.

#### DINING ROOM – 3.08M X 2.68M

With window to front and ceiling lighting.

#### KITCHEN/BREAKFAST ROOM – 3.38M X 2.71M

With an array of eye and base level units and drawers, complimentary rolled work surfaces with tiled splashback, stainless steel double oven with 4 ring hob and extractor over, tiled splashback, 1 ½ bowl single drainer sink with mixer tap, large picture window to rear with fabulous views beyond, ceiling lighting and opening to:

#### UTILITY AREA

With eye and base level units, complimentary rolled work surfaces, recess and plumbing for dishwasher and washing machine/dryer, recess for fridge/freezer, further large storage cupboards, water softener, ceiling lighting and personnel door to garage.

#### CLOAKROOM

Comprising of a white suite with close coupled WC, corner wash hand basin with tiled splashback, obscure window to front and ceiling lighting.

#### FIRST FLOOR LANDING

Access to loft, ceiling lighting, smoke alarm, large airing cupboard housing cylinder and shelving with ample storage space and doors to rooms.

#### MASTER BEDROOM – 3.35M X 3.05M

Window to front aspect, wall to wall sliding door wardrobes with hanging rails and shelving, ceiling lighting and door to:

#### EN-SUITE

Comprising of a white suite with integrated flush WC, vanity wash hand basin unit with cupboards under, large obscure window to front, separate fully tiled corner power shower, ceiling downlighting and heated towel rail.

#### BEDROOM 2 – 3.05M X 2.75M

A good sized room with window to front, ceiling lighting, high level storage cupboard with hanging rail and shelving.

#### BEDROOM 3 – 2.71M X 2.19M

With window to rear and countryside views beyond and ceiling lighting

#### BEDROOM 4 – 2.59M X 2.34M

Currently used as a study, with window to rear and countryside views, ceiling lighting and door to large storage cupboard with potential to open up a much larger storage area over the eaves of the garage.

#### FAMILY BATHROOM

Comprising a white suite with panel enclosed bath with mixer tap and shower attachment, fully tiled surround, large obscure window to rear, integrated flush WC, ceiling lighting and heated towel rail.





## THE PROPERTY – OUTSIDE

### Front of Property

The front of the property is set well back from the road via a cobblestone effect impressed concrete driveway supplying parking for 4 vehicles giving access to an attached single garage with light and power supplied. Please note the boiler is also located in the garage. The front is laid to additional lawn area with three beautiful and well manicured silver birch trees retained by a mature beech hedge. Outside lighting can also be found along with gated side access to:

### Rear Garden

Beautifully orientated with farmland and countryside views. It is laid to two main areas, one large cobble stone raised patio and the other to lawn all retained by mature shrubs and close boarded and picket fencing. Outside water, electric and lighting can also be found.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

## AWAITING EPC

### THE LOCATION

Located in the popular village of Leaden Roding offering a village hall, cricket club and village store and within close walking distance of Rodings Primary School. Just over 8 miles from Chelmsford and 10 miles from Bishop's Stortford, which has a mainline train station which serves London Liverpool Street, Cambridge and Stansted Airport. The M11 and M25 motorways being just a short drive, giving easy onward access to London and the north.



GENERAL REMARKS &  
STIPULATIONS

Folio 3107

FULL ADDRESS

16 Lordswood View, Leaden Roding, Essex CM6 1SE

SERVICES

Mains electricity, oil fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** 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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 28 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY **SOLD**?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?