



Lordswood View, Dunmow, CM6 1SE
£265,000 Freehold

- Quiet Cul De Sac
- Well Presented Throughout
- Residents Parking & Plenty Of Visitor Parking
- Village Location
- Close To Shop and School
- Large Double Bedroom

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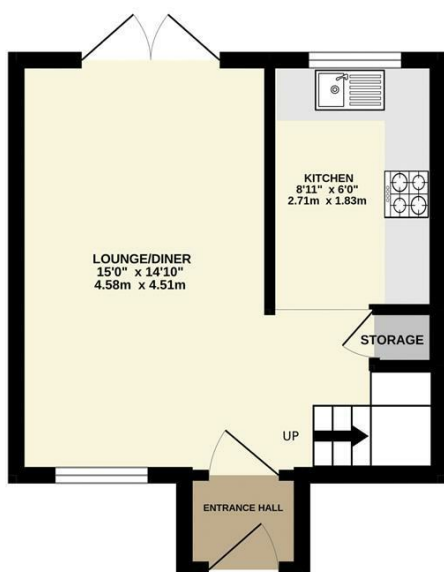
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A rarely available one double bedroom house with a nice size garden and residents parking. Located in a quiet cul de sac in the sought after village of Leaden Roding, the accommodation comprises a well presented lounge/diner with french doors opening up onto the sunny rear garden. As well as a tidy kitchen, large double bedroom and family bathroom.

Leaden Roding is a quiet village located a short walk to the local shop and Rodings Primary School, as well as being less than a 13 minute drive to Great Dunmow and less than a 20 minute drive to Chelmsford with direct trains to both London and Cambridge. A viewing is highly recommended to appreciate both the property and the tranquility of the location. Please note there is an maintenance fee of approximately £170 a year for this property.

GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.