

DURDEN & HUNT

INTERNATIONAL



The Gables, Ongar CM5

Offers In Excess Of £500,000

- Large Living Room
- Three Bedrooms
- Garden
- Modern Kitchen
- Two Bathrooms, One Of Which En Suite
- Garage And Office
- Downstairs WC
- Conservatory

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The Gables, Ongar CM5

Large Living Room - Modern Kitchen - Downstairs WC - Three Bedrooms - Two Bathrooms, One Of Which En Suite - Conservatory - Garden - Garage And Office



Council Tax Band: E



Durden and Hunt welcome to the market this three bedroom home in Ongar.

Internally the property benefits from a large living room, that opens on to a conservatory, modern fitted kitchen and downstairs WC. Upstairs the master bedroom, featuring an en suite, is complemented by two further bedrooms and a family bathroom.

Externally the property offers a garden and spacious garage with dedicated office space.

Ideally located close to local shops, amenities and restaurants on Ongar High Street.

Tenure: Freehold
Council Tax Band: E

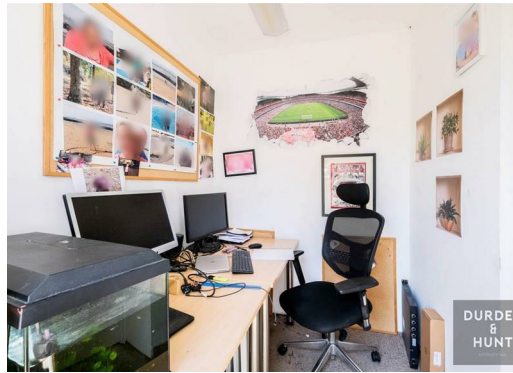
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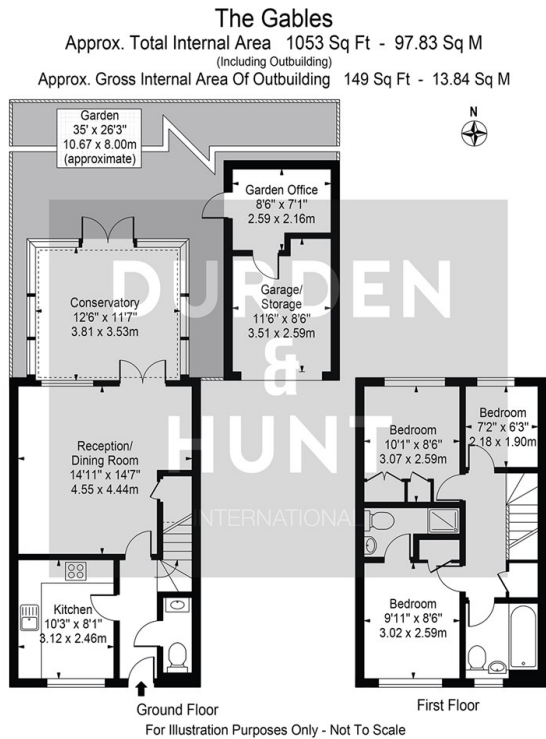
Consumer Protection from Unfair Trading Regulations 2008.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT necessarily included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation. Any mention of Planning potential is based on the current owners opinion, unless stated otherwise a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or

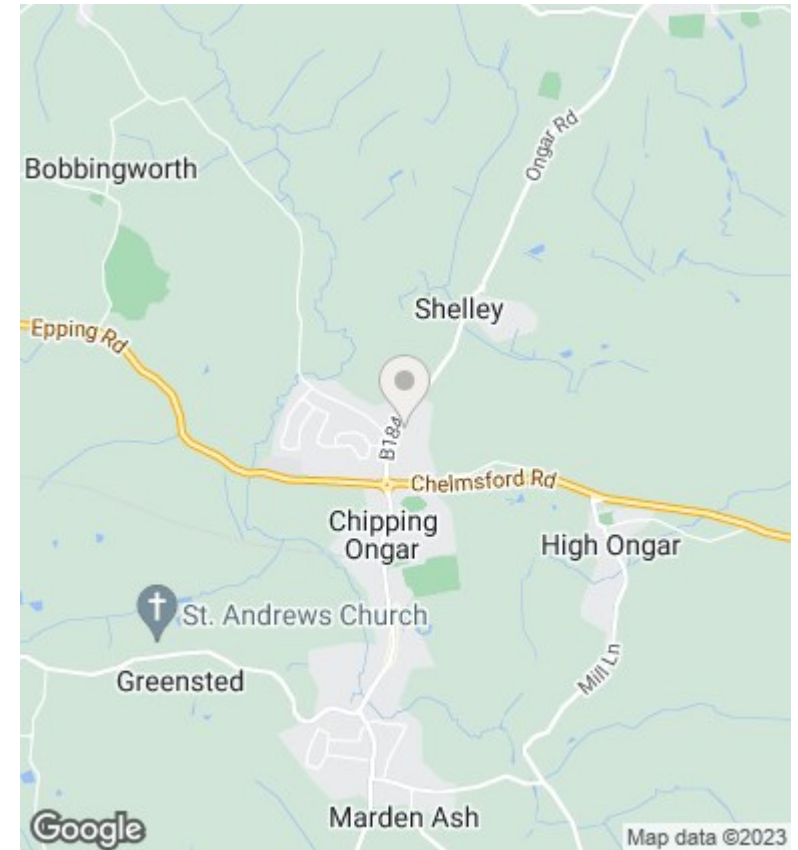
professional advice. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these. Any reference to distance to Stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this area. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. On occasion photographs may be owner supplied. Durden & Hunt are a proud member of the Property Ombudsmen.







This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only.
Call 01277402068 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	