

# DURDEN & HUNT

INTERNATIONAL



Acres Avenue, Ongar CM5  
Offers In Excess Of £375,000

- Spacious Fitted Kitchen
- Four Bedrooms
- Rear And Front Garden
- Possible To Make Off Road Parking STC
- Good Sized Living Room
- Two Family Bathrooms
- Ample Storage Space

# Acres Avenue, Ongar CM5

Spacious Fitted Kitchen - Good Sized Living Room - Four Bedrooms - Two Family Bathrooms - Rear And Front Garden - Ample Storage Space - Possible To Make Off Road Parking STC

4 2 1 D

Council Tax Band: C



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

Internally this property benefits from a spacious fitted kitchen, with breakfast bar, that opens onto the garden and a good sized living room.

With a loft extension, across the first and second floor four bedrooms and two bathrooms can be found with an additional large cupboard offering ample storage. The first floor landing is particularly spacious and could be used as an office area.

Externally this property offers rear and front garden (possibility to covert to off road parking STC).

Ideally located in Ongar, which has a variety of local shops and amenities in the town and is the close by neighboring town of Epping. Also its has transport links of A414 and nearby tube stations in Epping and Theydon Bois.

Tenure: Freehold  
Council Tax Band: C

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Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground

rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. 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.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







## Viewings

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

## EPC Rating:

D

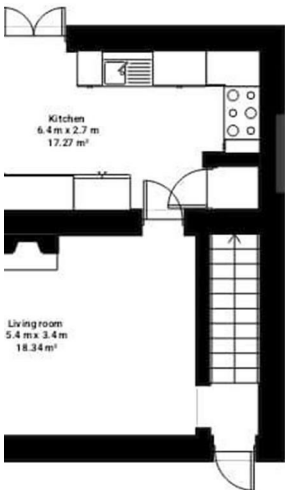
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Acres Avenue

Total floor area: approx 102.74 sq. metres (1105.8 sq. feet)

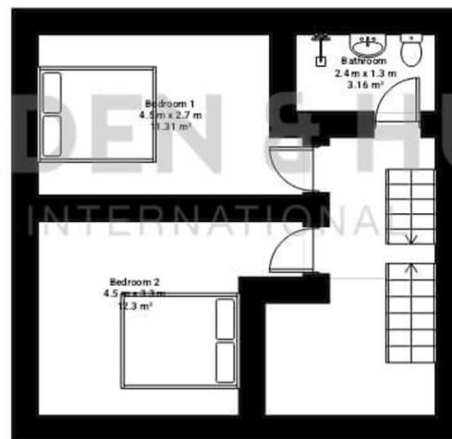
#### Ground floor

39.49 sq. metres (425.0 sq. feet)



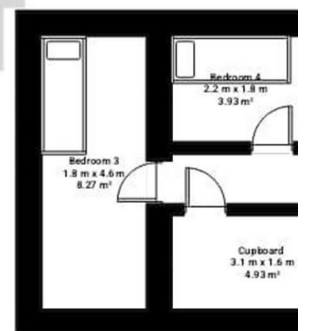
#### 1st floor

Total area: approx 37.9 sq. metres (407.9 sq. feet)



#### 2nd floor

Total area: approx 25.35 sq. metre



**THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.