

# DURDEN & HUNT

INTERNATIONAL



## The Gables, Ongar CM5

Offers In Excess Of £500,000

- Three Bedrooms
- Utility Room
- Modern Outbuilding
- Garage
- Large Kitchen Diner
- Downstairs WC
- Garden
- Additional Reception Room
- Family Bathroom And En Suite
- Drive

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# The Gables, Ongar CM5

Three Bedrooms - Large Kitchen Diner - Additional Reception Room - Utility Room - Downstairs WC - Family Bathroom And En Suite - Modern Outbuilding - Garden - Drive - Garage



Council Tax Band: E



Durden & Hunt welcomes this exceptional three bedroom, semi detached home to the market.

Internally the property offers a particularly spacious kitchen and dining room, additional reception room, separate utility room and a downstairs WC. Upstairs the master bedroom, featuring a contemporary en suite, is complemented by two further bedrooms and a family bathroom.

Externally the garden features a modern outbuilding that offers a multitude of uses including a dedicated office or playroom. To the front of the property a good sized drive and a garage can be found.

Ideally located close to local shops and amenities on the High Street, the A414, M11 and M25 are in driving distance.

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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. 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 these area given as guides. Buyers 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.





### The Gables

Total area: approx 119.8 sq. metres (1289.5 sq. feet) including outbuilding

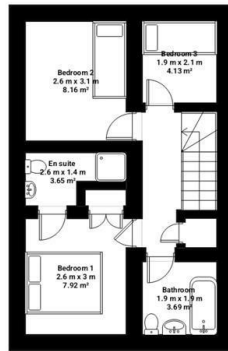
#### Ground Floor

Total area: approx 65.7 sq. metres (707.1 sq. feet)



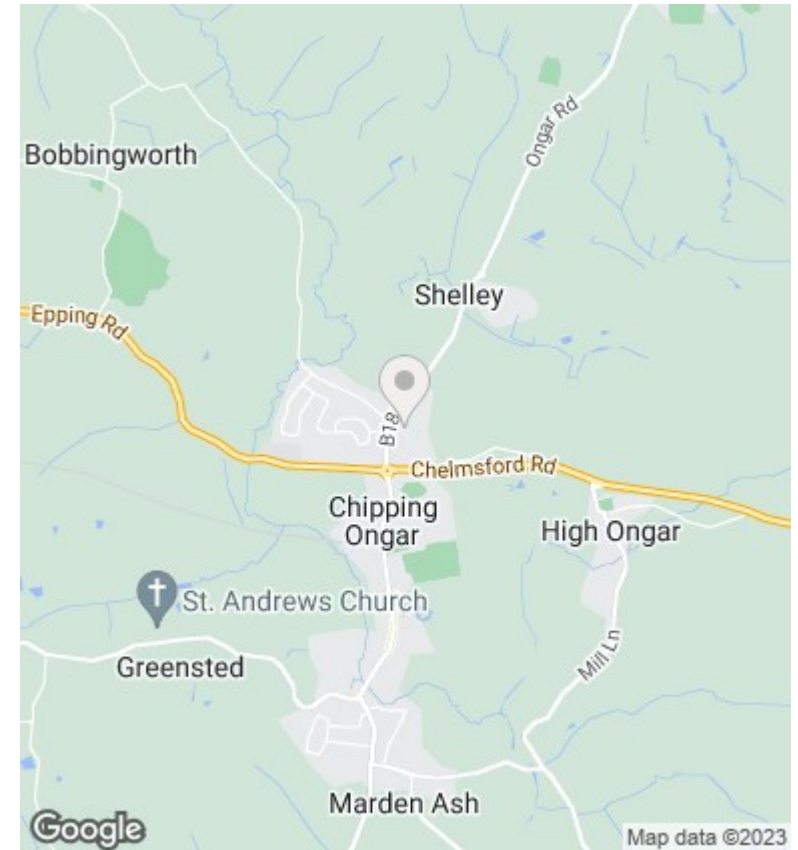
#### 1st Floor

Total area: approx 34.39 sq. metres (370.1 sq. feet)



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.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	