

DURDEN & HUNT

INTERNATIONAL



Cripsey Avenue, Ongar CM5

Offers In Excess Of £400,000

- Semi-Detached Home
- Potential to Extend to The Rear & Loft STPP
- Modernisation Opportunity
- Chain Free
- Countryside Views
- Lean-To With W/C
- Approximately 70ft Garden
- Off Street Parking & Garage to Rear

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Durden and Hunt welcome to the market this three bedroom semi-detached home with stunning countryside views in Ongar .

Being offered with no onward chain, this family home presents a fantastic modernisation opportunity, comprising two reception rooms, fitted kitchen and lean-to with W/C.

The first floor boasts three bedrooms, three-piece family bathroom and loft space. The property offers the potential of both rear and loft extension subject to usual planning consent.

To the rear, the property offers a garden approximately 70ft, garage and off street parking.

Ideally located close to local shops, schools and amenities as well as good transport links A414, M11 and Epping tube station in the neighbouring town.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

Tenure: Freehold

Council Tax Band: D

Semi-Detached Home - Off Street Parking & Garage to Rear -
Modernisation Opportunity - Lean-To With W/C - Potential to Extend to The
Rear STPP - Family Bathroom - Approx. 70ft Garden - Countryside Views

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

replied 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.



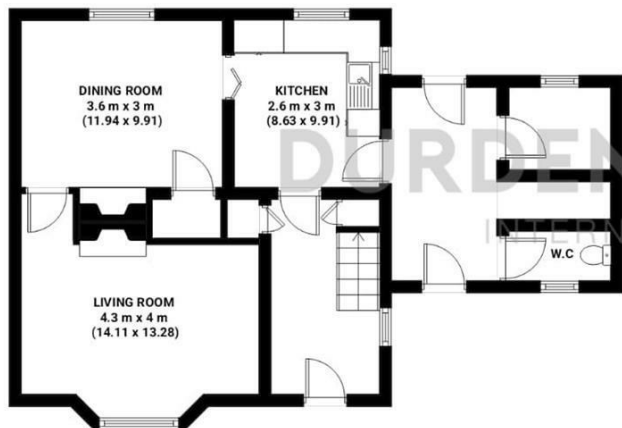


Cripsey Avenue

Total area: approx 95.09 m² (1023.5 sq. feet)

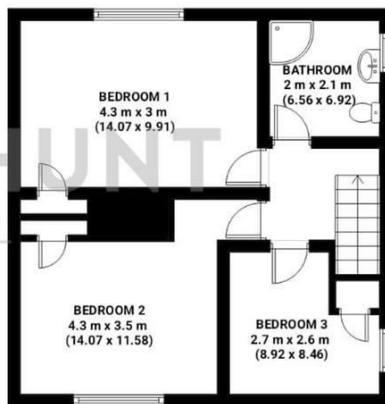
Ground Floor

Total area: approx 54.39 sq. metres (585.45 sq. feet)



1st Floor

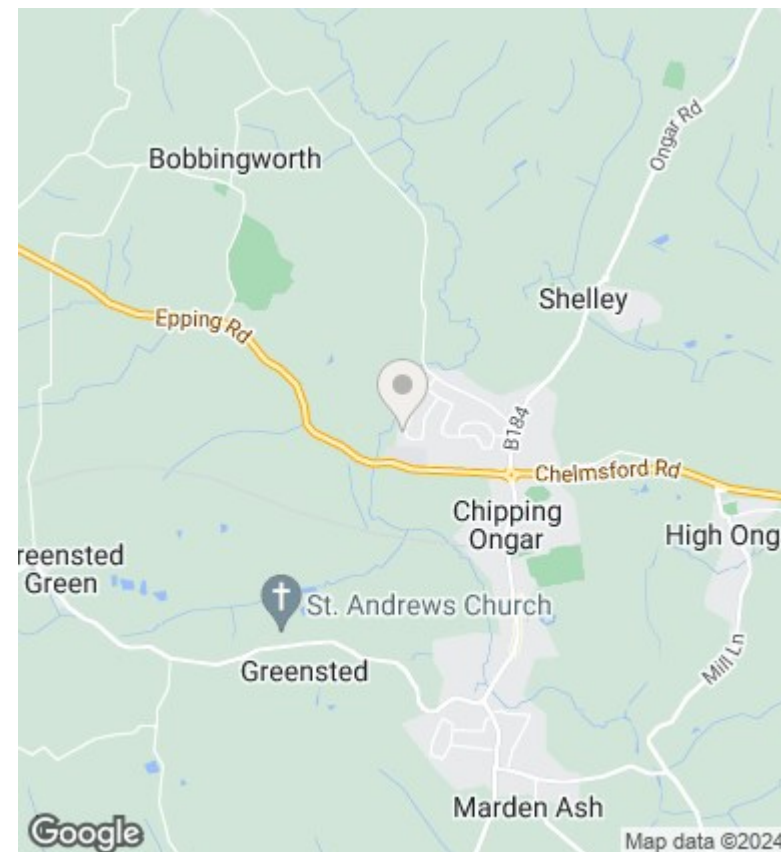
Total area: approx 40.66 sq. metres (437.6 sq. feet)



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.

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	72	
(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	