

# DURDEN & HUNT

INTERNATIONAL



## Ongar Road, Brentwood CM15

Offers In Excess Of £1,200,000

- Detached Home
- Downstairs WC
- Office
- Excellent Transport Links
- Open Plan Living Room With Linked Dining Area
- Four Spacious Bedrooms One with en suite
- Double Garage
- Spacious Kitchen With Separate Utility Space
- Family Bathroom
- Secure Gated Property

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# Ongar Road, Brentwood CM15

Detached Home - Open Plan Living Room With Linked Dining Area - Spacious Kitchen - Separate Utility Space - Downstairs WC - Four Spacious Bedrooms One with en suite - Family Bathroom - Office - Double Garage - secure Gated Property - Excellent Transport Links



Durden and Hunt welcome to the market this exceptional four bedroom detached home situated in a sought after location in Stondon Massey.

Internally this immaculate property benefits from a linked living and dining room, spacious kitchen with separate utility space, ground floor bedroom and a downstairs wc.

The first floor further boasts four additional well proportioned bedrooms one of which has a contemporary en suite.

Externally this property is located on approximately 2.5 acres of land and offers a secure gated drive way with space for multiple cars and both a front and rear garden.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A414, A12 and Theydon Bois tube station in the neighbouring town.

Tenure: Freehold  
Council Tax Band:

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

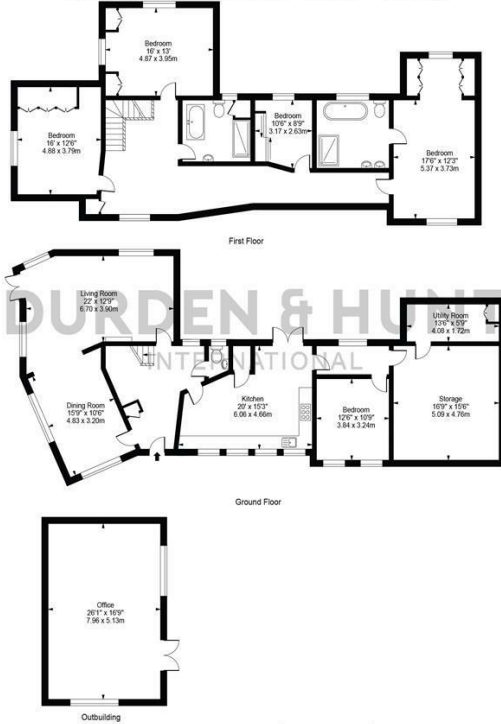
photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at 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.





**Old School House**  
 Approx. Total Internal Area 3368 Sq Ft - 312.90 Sq M  
 (Including Office)  
 Approx. Gross Internal Area Of Office 439 Sq Ft - 40.83 Sq M



For Illustration Purposes Only - Not To Scale

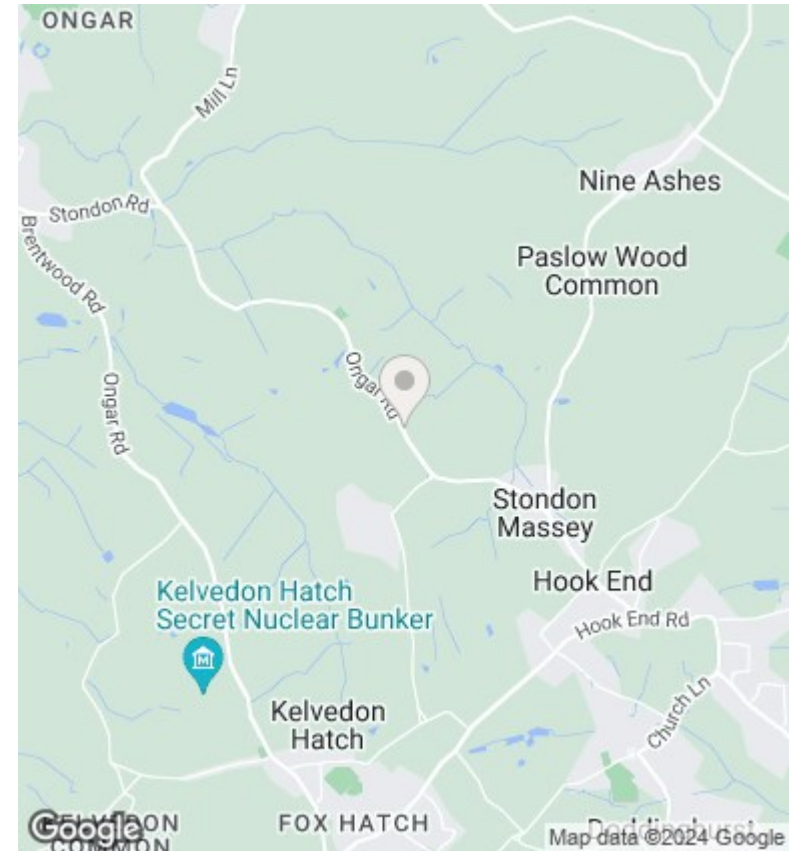
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			76
(69-80) <b>C</b>		61	
(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	