

DURDEN & HUNT

INTERNATIONAL



Cornwall Road, Pilgrims Hatch CM15

Offers In Excess Of £425,000

- Good Sized Living Room
- Contemporary downstairs Shower Room
- Garden With Decking Area
- Spacious Kitchen
- Four Bedrooms
- Two Garden Rooms
- Separate Utility Room
- Family Bathroom With Separate WC
- Excellent Transport Links

142 High Street, Ongar, Essex, CM5 9JH
01277402068

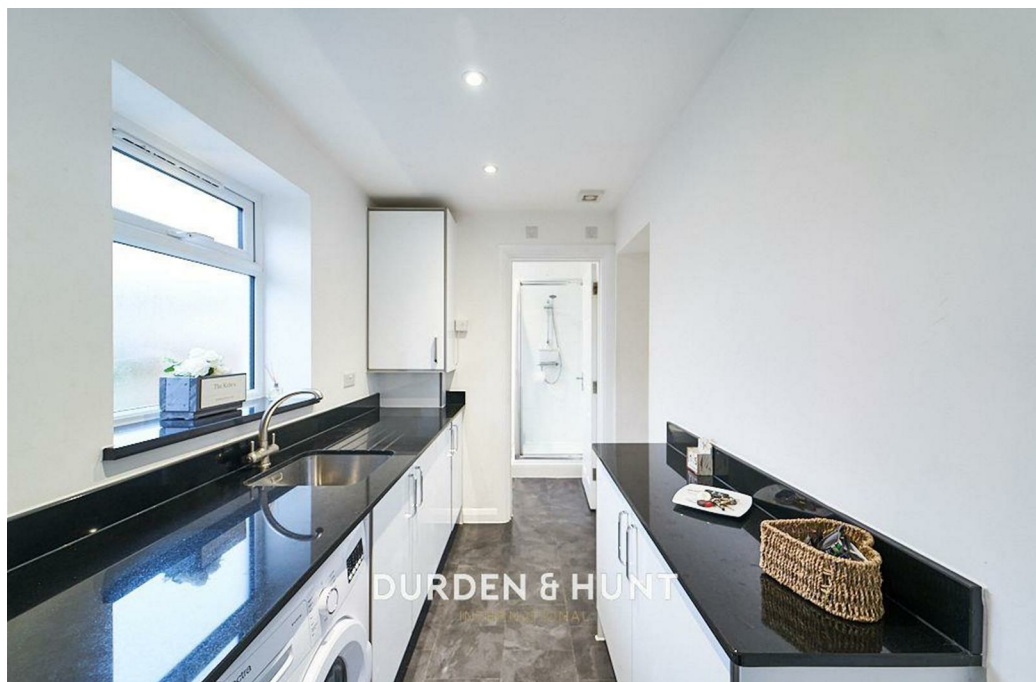
ongar@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Cornwall Road, Pilgrims Hatch CM15

Good Sized Living Room - Spacious Kitchen - Separate Utility Room - Contemporary Downstairs Shower Room - Four Bedrooms - Family Bathroom With Separate WC - Garden With Decking Area - Two Garden Rooms - Excellent Transport Links



Council Tax Band: D



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

Internally this property benefits from a good sized living room, spacious kitchen and dining area with bifold doors leading onto the garden, separate utility space and a downstairs contemporary shower room.

The first floor consists of two bedrooms one of which is has fitted wardrobes and a family bathroom with separate WC. Furthermore, the second floor includes additional two bedrooms.

Externally this property offers a garden with decking area and two garden rooms at the bottom.

Ideally located close to local shops, schools and amenities as well as excellent transport links of A12, M25 and Brentwood Elizabeth line.

Tenure: Freehold

Council Tax Band: D

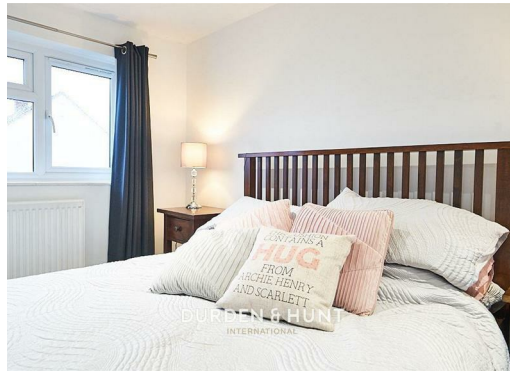
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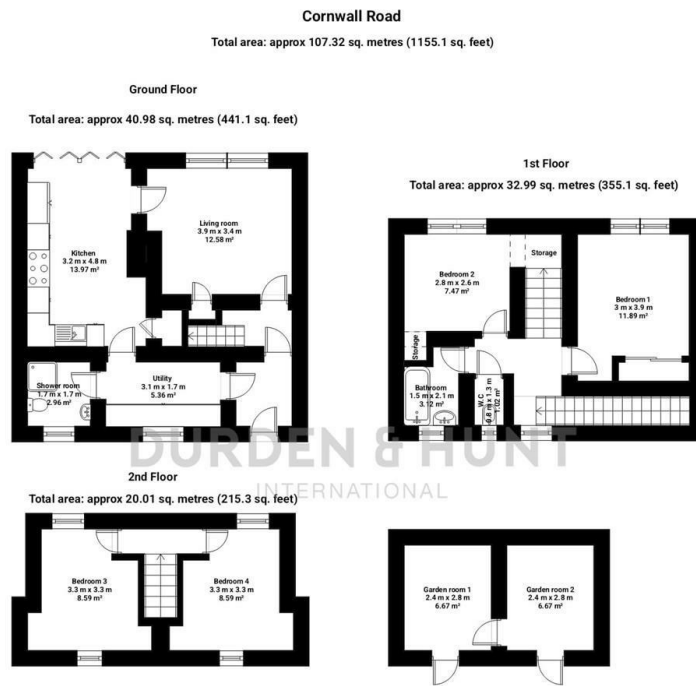
Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.







THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

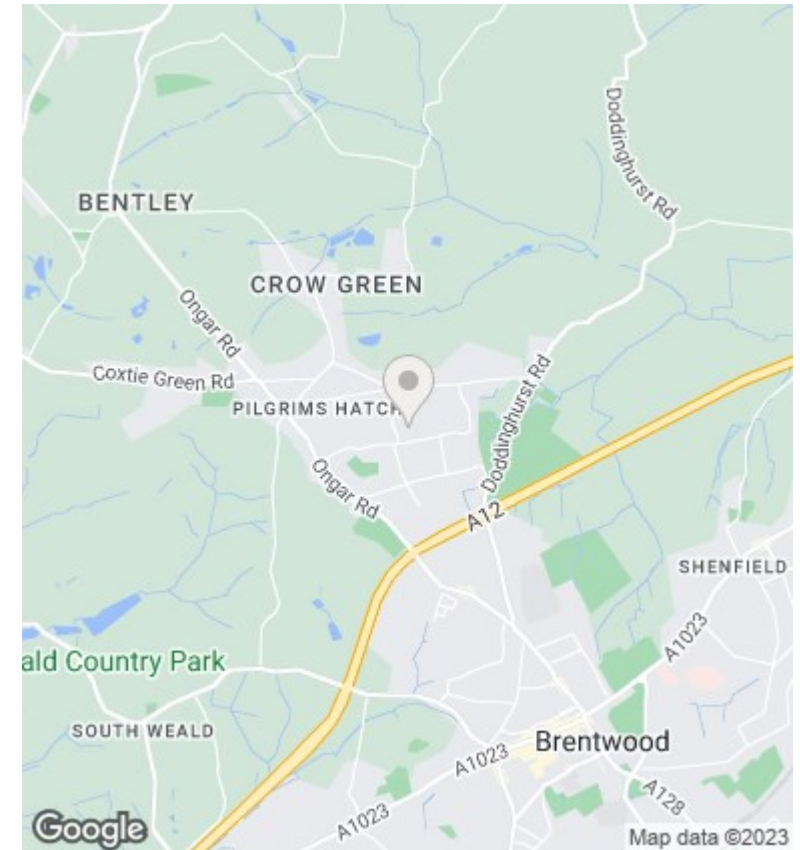
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

Viewings

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

Council Tax Band

D



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	