

# DURDEN & HUNT

INTERNATIONAL



## The Spinney, Ongar CM5

Offers In Excess Of £600,000

- Spacious Living Room
- Master Bedroom With Fitted Wardrobes And En suite
- Garden With Elevated Decking Area
- Good transport Links
- Open Plan Fitted Kitchen With Dining Area
- Additional Double Sized Bedroom
- Good Sized Driveway
- Modern Conservatory
- Family Bathroom
- Garage

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Durden and Hunt welcome to the market this exceptional two bedroom detached bungalow, in a quiet cul-de-sac in Ongar.

Internally this property offers a spacious living room, open plan kitchen with dining area and a modern conservatory. This immaculate property further boasts a master bedroom with en suite and fitted wardrobes, followed by an additional bedroom with fitted wardrobes. All bedrooms are complemented by a family bathroom.

Externally this property benefits from a good-sized garden with elevated decking area. To the front of the property, you will be welcomed with a spacious driveway and garage.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A414, M11 and Theydon Bois tube station.

Consumer Protection from Unfair Trading Regulations 2008.

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.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

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 must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.









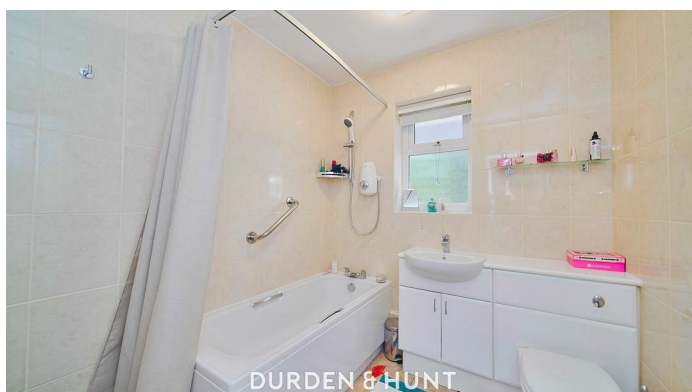
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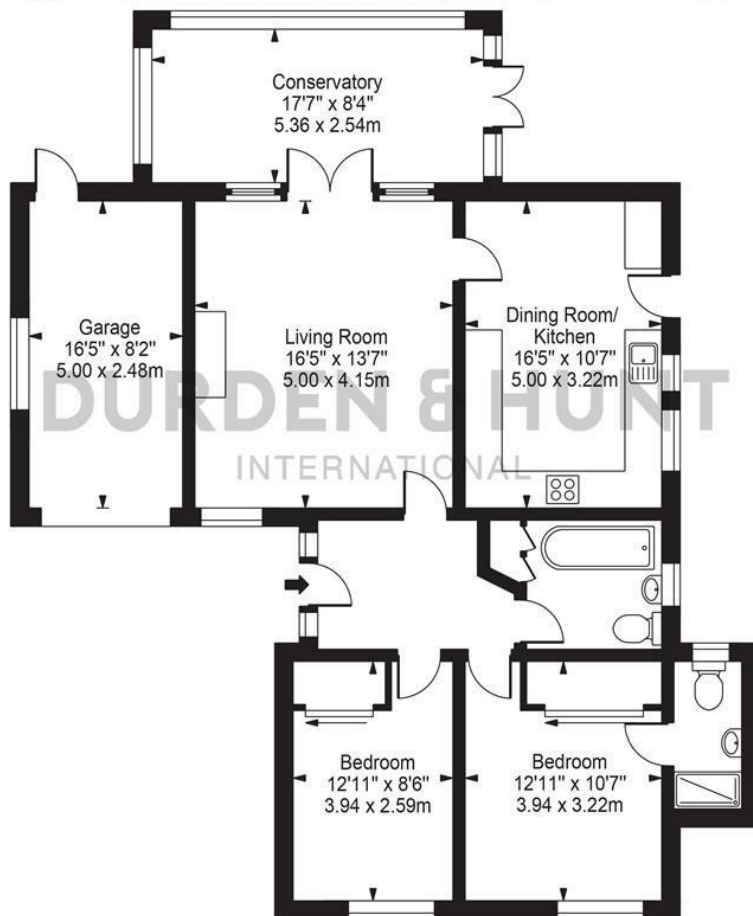


## The Spinney

Approx. Total Internal Area 1153 Sq Ft - 107.14 Sq M

(Including Garage)

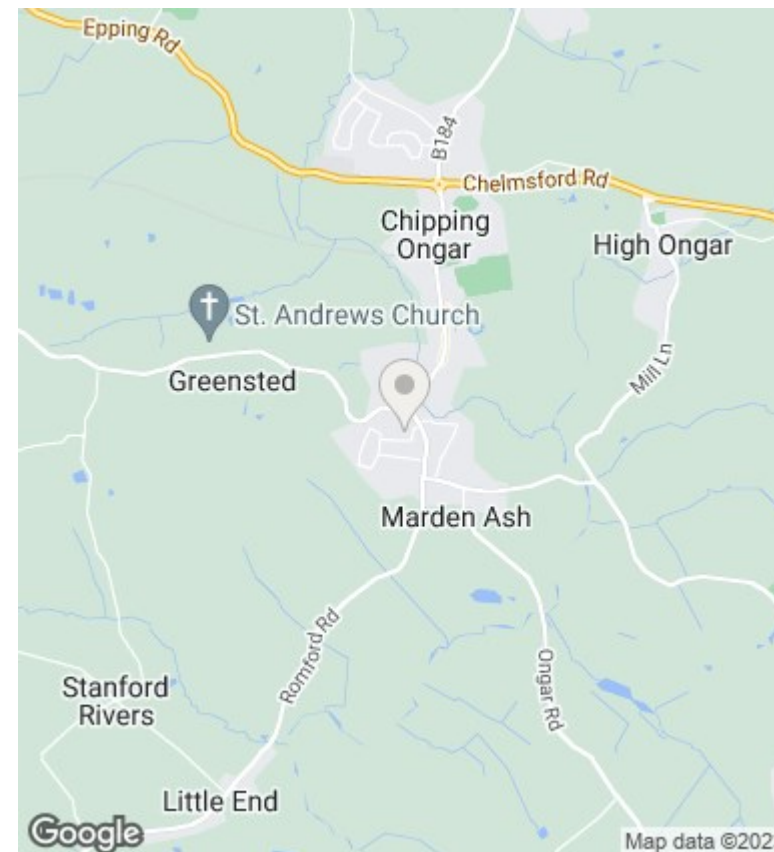
Approx. Gross Internal Area Of Garage 133 Sq Ft - 12.40 Sq M



Ground Floor

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band

C