

DURDEN & HUNT

INTERNATIONAL



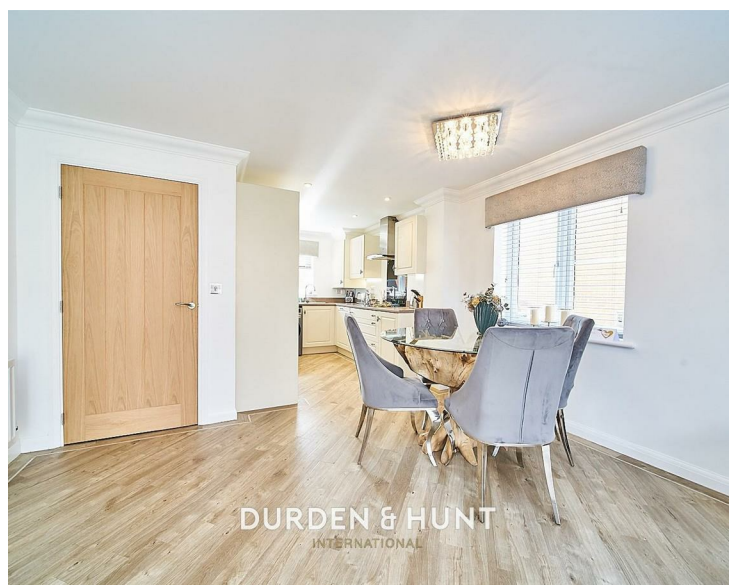
Elstar Road, Ongar CM5

Offers In Excess Of £525,000

- Spacious Open Plan Kitchen And Living Area
- Family Bathroom
- Good Transport Links
- Modern Kitchen
- Detached Garage And Office
- Three Bedrooms One With En Suite
- Garden

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Durden and Hunt welcome to the market this exceptional three bedroom semi-detached home located in a sought after location in Ongar.

Internally this property offers a spacious open plan kitchen and living area with linked modern kitchen. Additionally the ground floor offers a downstairs wc.

The first floor consists of a master bedroom with en suite, followed by two additional bedrooms complemented by a family bathroom.

Externally this property benefits from a generous sized fully landscaped garden with patio area, detached garage, and office space. To the front of the property, you will find off road parking.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A414, M11, Epping tube and Chelmsford train station in the neighbouring towns.

Owner Advised Features:

Amtico Flooring Throughout The Ground Floor

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.



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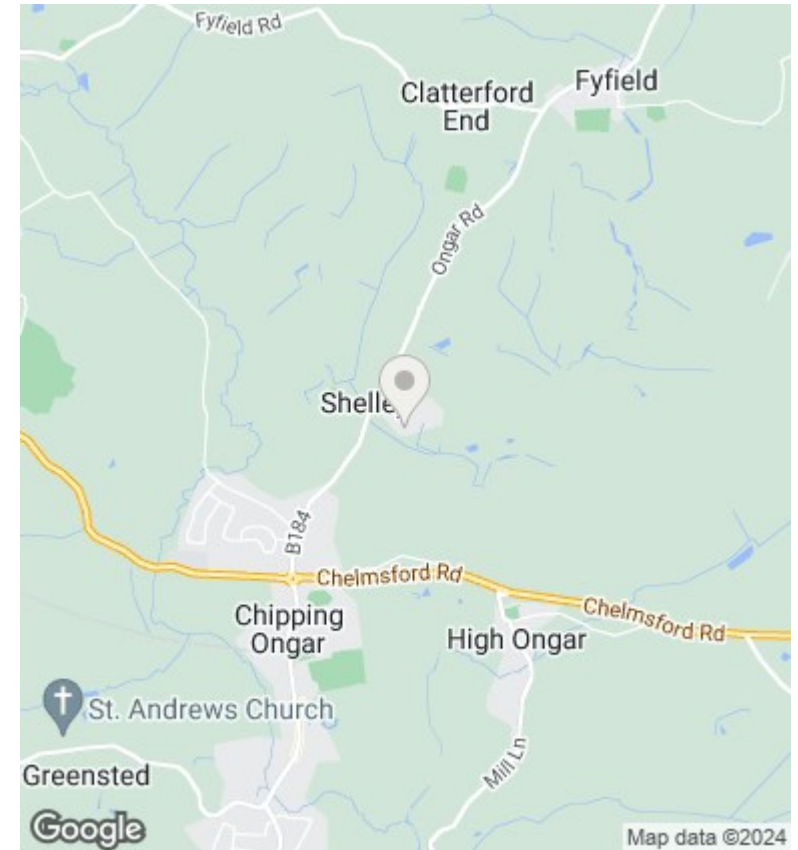
Elstar Road

Approx. Total Internal Area 1141 Sq Ft - 106.02 Sq M
 (Including Garage & Office)
 Approx. Gross Internal Area Of Garage 164 Sq Ft - 15.25 Sq M
 Approx. Gross Internal Area Of Office 73 Sq Ft - 6.75 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(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	