



Wellington| Little Laver| Ongar| Essex
Guide Price £750,000

Intercounty



Wellington, Little Laver, Ongar, Essex

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Set in an idyllic rural location is this superb extended Victorian four bedroom semi detached property. Restored and refurbished throughout the accommodation offers versatile contemporary living with a twist of period features. The property has a main open plan living space approx 33ft, utility room, downstairs shower room, lounge and conservatory. On the first floor there are 4 double bedrooms, en suite wet room and a bathroom. The property is further enhanced by a good size private garden, a double garage with additional driveway parking and the property is located within 5 minutes of Matching Green village. EPC Band E.

Entrance Porch

Two double glazed window to either side, exposed brickwork and vaulted ceiling, glazed door to:

Shower Room

Fully tiled, chrome heated towel rail, vanity wash hand basin, enclosed shower cubicle, extractor fan, low flush wc, opaque double glazed window to rear aspect, LED lighting.



Open Plan Living Area

10.21m x 4.78m (33'6" x 15'8")

Dining Area

Staircase rising to first floor landing. solid oak flooring, under stairs storage cupboard, sash window to front aspect with fitted blinds, radiator, free standing cast iron multi burner, TV and telephone point, wall light points.

Kitchen Area

Fitted with a range of matching base and eye level units with complementary granite surfaces over, inset sink unit, built-in double oven, microwave and steam oven, central island, inset five ring induction hob with 'Elica' extractor over, pull out pantry, integrated dishwasher, inset LED lights.

Family Area

LED lighting, wood framed double glazed door to patio, school style radiator, wiring for flat screen TV,

Utility

2.01m x 3.02m (6'7" x 9'11")

Fitted with a range of matching base and eye level units with complementary granite work surface over, inset sink unit, space for washing machine and tumble dryer, oil fired Worcester central heating boiler. tiled splashbacks, tiled flooring, radiator, LED lighting, double glazed window to rear aspect, double glazed door to side.

Lounge

3.56m x 5.56m (11'8" x 18'3")

Solid oak flooring, contemporary inset cast iron wood burner, half height wood panelling, sash window to front aspect with fitted wooden shutters, casement window to side, radiator, TV and telephone points, French doors to:

Conservatory

5.23m x 3.00m (17'2" x 9'10")

Opaque vaulted roof with ceiling fan, double glazed windows to three aspects, tiled flooring, double glazed French doors to patio.





First Floor

First Floor Landing

Inset LED lighting, access to boarded loft space with pull down ladder.

Master Bedroom

4.09m x 4.83m (13'5" x 15'10")

Semi vaulted ceiling, two Velux windows, window to side, inset LED lighting, TV and telephone points.

Dressing Area

1.63m x 4.57m (5'4" x 15'0")

Radiator.

En-suite

1.35m x 3.05m (4'5" x 10'0")

Fully tiled, Velux window, low flush wc, wall mounted heated towel rail, vanity wash hand basin, mirrored wall mounted cupboard, inset LED lighting, extractor, chrome waterfall showerhead.

Bedroom 2

3.94m x 3.66m (12'11" x 12'0")

Radiator, fitted storage cupboard, TV and telephone points, sash window to front aspect with fitted blinds.





Bedroom 3

3.12m x 3.56m (10'3" x 11'8")

Dual aspect windows sash window to front and double glazed window, side aspects with fitted blinds, fitted wardrobe space, radiator, TV point.

Bedroom 4

2.36m x 3.56m (7'9" x 11'8")

Double glazed window to side aspect with fitted blinds, radiator.

Family Bathroom

1.91m x 2.31m (6'3" x 7'7")

Fully tiled, Velux light, extractor fan, inset LED lighting, wall mounted wash hand basin, low flush wc, tiled flooring, wall mounted heated towel rail/radiator, freestanding roll top bath with shower attachment.

Agents Note

There are CCTV cameras to front and rear. The central heating system was installed approximately 4 years ago.





Outside

To the front of the property there is driveway parking for two/three vehicles which leads to the double garage, there is gated pedestrian access leading to the garden, there is a personal door to garage, the garden is laid mainly to lawn with flower and shrub borders, there is paved patio area and bounded by timber fencing. There is a 2,400 ltr oil tank.

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Your view...

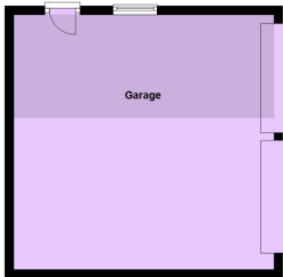
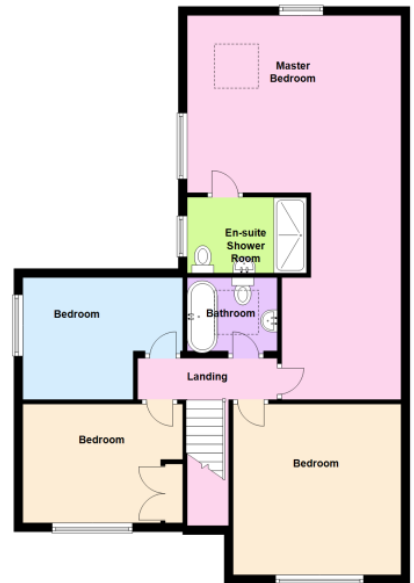
Ground Floor

Approx. 143.9 sq. metres (1544.6 sq. feet)



First Floor

Approx. 81.4 sq. metres (876.2 sq. feet)





Local Authority

Epping Forest District Council - Tax Band E

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate

Directions...

From our office continue out of Gt Dunmow on the Rodings Road, pass through The Rodings until you reach the roundabout in Leaden Roding, bear right towards Hatfield Heath, take your first left signposted Fyfield, continue along that road, turn right into School Lane and bear left at the junction and the property is approximately 2 miles on the left hand side.



For full EPC please contact the branch

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