





16 MILL GROVE

Ongar, CM5 9GX

Guide Price £800,000

With lovely countryside views to the rear and sitting on a good-sized plot in a quiet cul-de-sac, we are delighted to bring to market this spacious and well-presented, five-bedroom, detached family home. There are three sizeable reception rooms to the ground floor, which provide versatile living accommodation and there is a bright and modern kitchen / breakfast room, plus a separate utility. Viewers will note that the loft space has been boarded, and measuring at approx. 414 sq.ft provides excellent potential for conversion (stpp) into a habitable room or rooms. A well-maintained garden with patio and lush lawn wraps around the rear of the property, whilst to the front, parking is provided by way of a double garage with additional parking spaces. The property is just a short walk to all amenities including, bus routes, Ongar Primary School and Ongar High Street with a great selection of local shops.

FIVE DOUBLE BEDROOMS
GROUND FLOOR CLOAKROOM

2290 SQ.FT DETACHED FAMILY HOME
KITCHEN / BREAKFAST ROOM & SEPARATE
UTILITY

EN-SUITE TO MASTER BEDROOM
DOUBLE GARAGE WITH ADDITIONAL
PARKING SPACES

LIVING ROOM, SITTING ROOM PLUS STUDY
GOOD-SIZED, WELL-KEPT REAR GARDEN



Description

A bright and spacious hallway has Amtico flooring, stairs that rise to the first floor and doors into the main living areas. The property has three good-sized reception rooms - the study and a cosy sitting room both overlook the front of the property and there is a larger living room at the rear of the property with French doors which open onto the patio in the rear garden. From the hallway there is access into a fully tiled cloakroom with wash hand basin and w.c. The kitchen / breakfast room has been fitted in a modern range of cream wall and base units with granite work surface over, and there is ample space for appliances, including a Range style cooker, with further space being provided in a separate utility room off the kitchen. There is further access into the garden from the utility room.

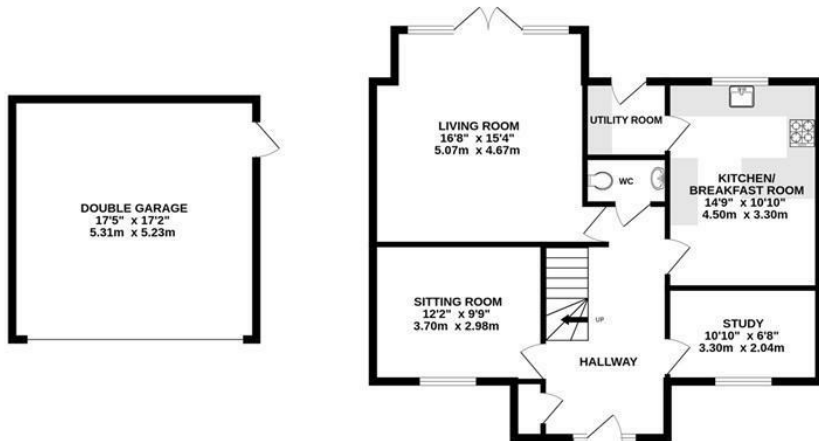
Rising to the first floor you will find five, well-proportioned, double bedrooms with four of the rooms either having fitted or built-in storage. The largest bedroom benefits from having an en-suite shower room with double shower, 'his' and 'hers' wash hand basins and a close coupled w.c. Both bedrooms to the rear have pleasant views over the village hall playing fields and adjacent farmland. The family bathroom has contrasting tiled walls and flooring and includes a panelled bath with shower over, close coupled w.c and wash hand basin set into a floating vanity unit. Pop your head into the loft and you will find a large, boarded loft space which has excellent potential for conversion into a habitable room or rooms, subject to the usual planning consents.

Externally, there is a South facing, un-overlooked garden which wraps around the property at the rear. A patio area which can be directly accessed from the living room and the utility, provides a lovely spot to sit and relax with the remainder of the garden being laid to lush lawn with mature shrubs to the borders. Adjacent to the property there is a double garage which has useful pedestrian access into the rear garden. There is ample parking in front of the garage with potential to add further spaces if required.

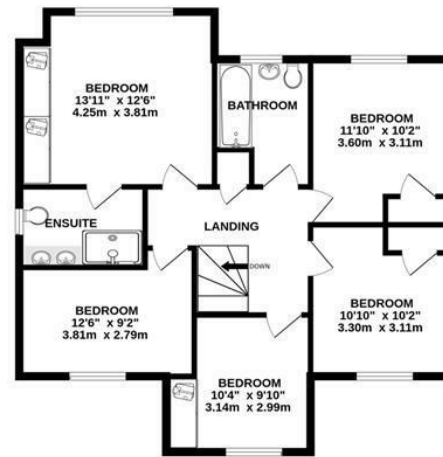




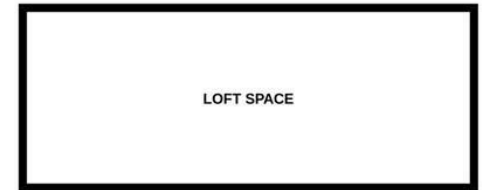
GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



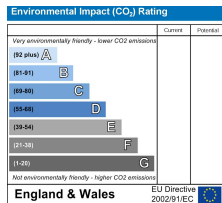
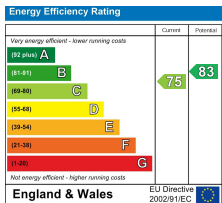
1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



LOFT SPACE
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Ongar
Council tax band: G
Post Code: CM5 9GX

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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