



CHURCHILL
estates

Cripsey Avenue, Ongar

Price Guide £500,000

Tenure: Freehold

Floor Area: 1097.00 sq ft

Local Authority: Epping Forest


Council Tax Band: C

Bedrooms : 3

Receptions : 2

Bathrooms : 3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







£500,000 - £525,000

Nestled on Cripsey Avenue in the charming town of Ongar, this well-presented family home offers a delightful blend of comfort and potential. The ground floor comprises a spacious lounge, a dining room perfect for family gatherings, and a fully fitted kitchen that leads to a separate utility room. A convenient bathroom and a bright conservatory completes this level, providing ample space for relaxation and entertainment. As you ascend to the first floor, you will discover three generously sized bedrooms, each equipped with storage to meet your needs. The family bathroom is well-appointed, and the master bedroom benefits from an ensuite. Externally, the property boasts off-street parking for multiple vehicles, along with side access for added convenience. The rear garden is designed for low maintenance, featuring a delightful BBQ area, ideal for summer gatherings. Additionally, a outbuilding offers ample storage, heating, and a cloakroom, enhancing the functionality of the outdoor space.

This home also comes with approved plans for extensions, providing an exciting opportunity for those looking to expand their living space. For further details, these plans can be referenced under EPF/0923/22. In summary, this property is a fantastic opportunity for families seeking a well-maintained home with room to grow, all set in a desirable location.

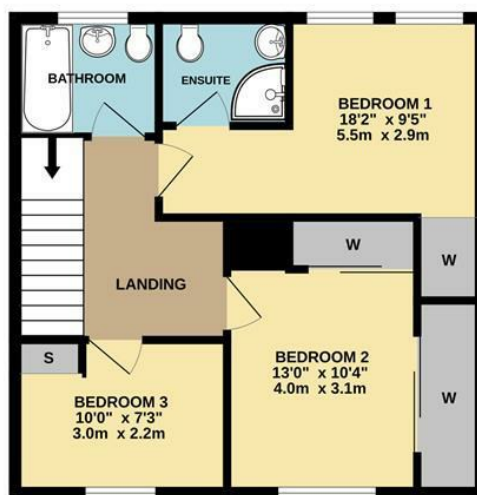




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



OUTBUILDING
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1097sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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