

DURDEN & HUNT

INTERNATIONAL



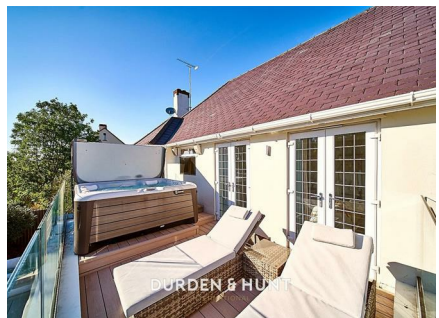
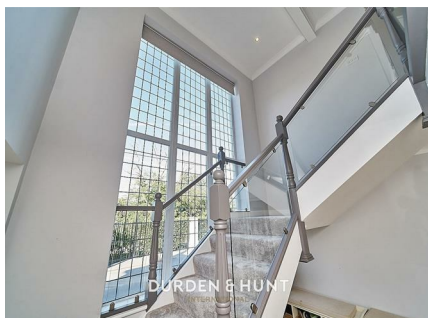
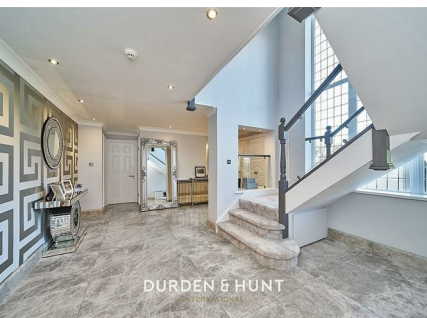
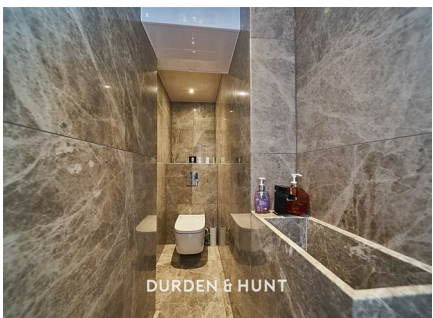
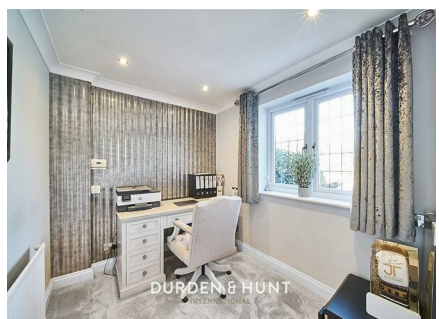
Greenman Road, Ongar CM5

Offers In Excess Of £2,000,000

- Immaculate Five Bedroom Home
- Large Kitchen Diner And Separate Utility Room
- Balcony With Hot Tub
- Double Garage, Currently Used As Gym With Potential To Become Annex (STP)
- Chain Free
- Multiple Reception Rooms
- Lawn and Patio Area
- Master Bedroom With Fitted Wardrobes, En Suite And Sun Terrace
- Converted Second Floor Currently Used As Cinema Room
- Secure Gated In And Out Driveway

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Durden and Hunt welcome to the market this exquisite five bedroom detached home in the picturesque village of Magdalen Lever, Ongar, offered with no onwards chain.

Internally the immaculate property benefits from a large open plan kitchen diner, separate utility room, a living room, family room, study and downstairs guest WC. The kitchen diner, living room and family room each features doors that open onto the patio.

The master bedroom features fitted wardrobes, a luxury en suite and opens onto a good sized sun terrace/balcony that currently features a hot tub. Three additional bedrooms benefit from fitted wardrobes, one offering a Juliette balcony, and alongside the fifth bedroom are complemented by a contemporary family bathroom.

The converted second floor / loft space offers a variety of uses, including its current use as a cinema room, and ample storage.

Externally the property is nestled behind tall hedges and security gates that open onto a large in and out carriage driveway and lawn area. A double garage is currently being used as a gym and may offer opportunity to create an annex (subject to planning). To the rear of the property a large patio is complemented by a lawn area that currently features a shed and endless pool.

Ideally located close to local shops and amenities the property is a drive away from the M11, M25 and A414.

Owner advised features include:

Brand new Tom Howley kitchen installed September 2023 with all new Miele appliances and warranty. Perrin & Rowe taps with Quooker boiling water tap. 20mm thick bookmatch marble floors and bathrooms with heated remote control toilet seats and TV in en-suite.

Real Welsh slate roof recently installed.

Hotsprings Swimspa and hot tubs with warranty, TV on the outdoor balcony to enjoy whilst using hot tub.

Brand new resin in and out driveway installed 2022

Electric gates at two entrances and iron railings installed around entire property boundary.

Brand new Crosswater appliances in bathrooms

Airconditioning and underfloor heating throughout the property

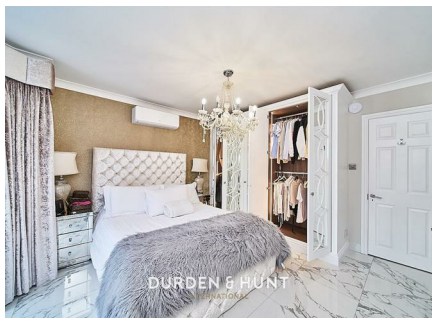
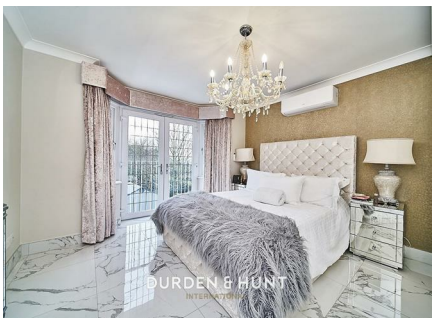
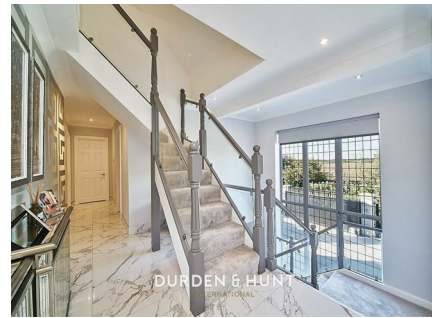
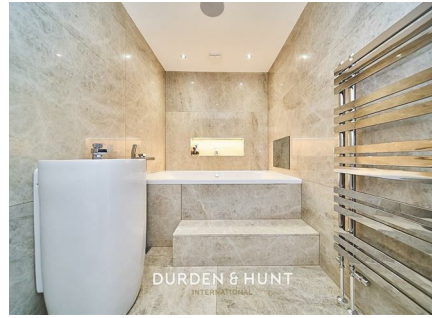
Heated outdoor dog kennel

CCTV and laser beam security installed.

New outdoor Carrera patio installed with drainage outlets.

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.





The Laurels

Approx. Total Internal Area 3896 Sq Ft - 361.92 Sq M
(Including Eaves Storage & Gym)

Approx. Gross Internal Area 3112 Sq Ft - 289.09 Sq M
(Excluding Eaves Storage & Gym)

Approx. Gross Internal Area Of Gym 517 Sq Ft - 48.00 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		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	