

# DURDEN & HUNT

INTERNATIONAL



## Cripsey Avenue, Ongar CM5

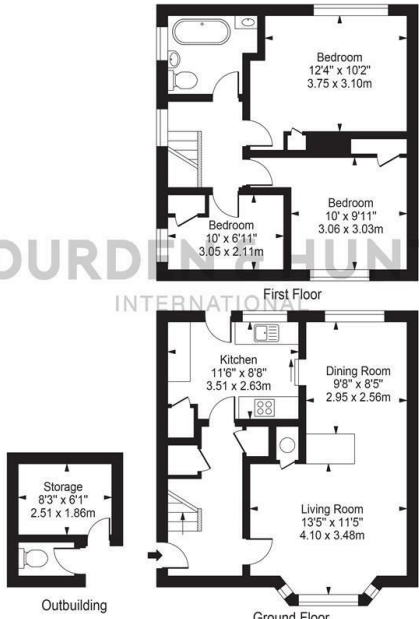
Offers In Excess Of £400,000

- Chain Free
- Well Maintained Landscaped Gardens
- Family Bathroom With Bath And Walk In Shower
- Potential To Extend Subject To Necessary Planning Consent
- Spacious Kitchen With Plenty Of Counter Top Space
- Outhouse With Storage And WC
- Off Street Parking For Multiple Cars
- Ideally Located

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

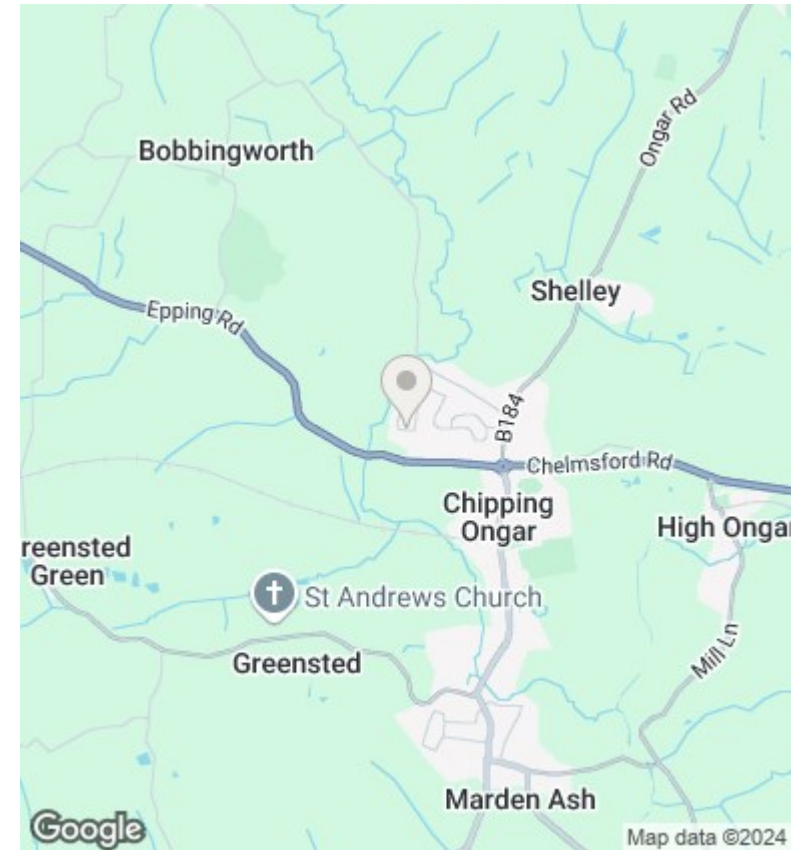
ongar@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

Cripsey Avenue  
 Approx. Total Internal Area 1018 Sq Ft - 94.54 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 69 Sq Ft - 6.40 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.



## Viewings

Viewings by arrangement only.  
 Call 01277402068 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	