

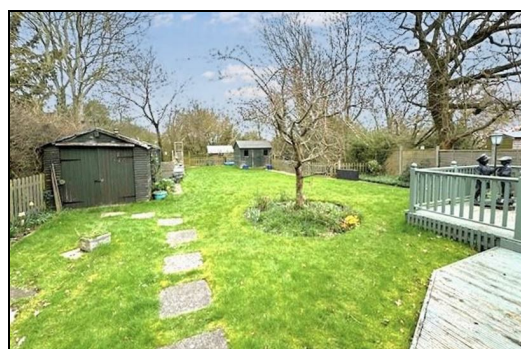
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**Mill View, Harlow Road, Magdalen Laver, Near Ongar, Essex, CM5  
ODR  
By auction £430,000**

BEING SOLD VIA SECURE ONLINE BIDDING. TERMS AND CONDITIONS APPLY.  
STARTING BID £430,000.

A charming 19th Century four bedroom detached single storey cottage/bungalow which enjoys a lovely rural location close to the Moreton and Ongar.

The property has has oil fired central heating, a private drainage system, double glazing and would benefit from updating. It is of timber framed construction and has a private drainage system.

The spacious accommodation comprises: Entrance hall, large living/dining room with exposed beams and a wood burning stove, hand-built cottage style kitchen, utility room, master bedroom with en-suite shower room, three further well proportioned bedrooms, a bathroom and a shower room. There is a lovely unoverlooked rear garden which is approximately 85' long and has a large shed and workshop. The front garden has driveway parking for two cars. N.B. The garage has been converted to provide the extended accommodation.

The property is located midway between the villages of Magdalen and High Laver. It is less than half a mile from Moreton and the market town of Ongar is just under four miles away.  
EPC Band F. Council Tax Band D.

**Stable Style Front Door to:**

**Entrance Hall**

Quarry tiled floor. doors to bathroom, kitchen and:

**Living/Dining Room**

30'7" x 10'7" (9.339 x 3.229)

A large room which has a wealth of exposed timbers and a fireplace incorporating a wood burning stove.

Parquet style flooring. TV and telephone points. Three wall light points. Double glazed windows to the side aspect. Two radiators. Double glazed windows and French doors to the rear aspect. Doors lead to bedroom two and:



**Bedroom One**

12'2" x 10'7" (3.727 x 3.240)

Double glazed windows to rear and side aspects. Radiator. Exposed timber. Built-in wardrobe cupboard. Door to:



**En-Suite Shower Room**

6'1" x 5'4" (1.859 x 1.650)

Wall mounted wash basin. Low level WC. Shower cubicle. Feature circular window to the side aspect. Extractor fan. Fully tiled walls. Radiator.



**Bedroom Two**

12'1" x 8'3" plus wardrobes (3.697 x 2.524 plus wardrobes)

Double glazed window to the side aspect. Radiator. Deep double built-in wardrobe cupboard.



### **Bathroom**

6'11" x 5'8" (2.110 x 1.745)

Antique style white suite and partly tiled walls. Bath with mixer tap and shower attachment. Pedestal wash basin. High level WC. Double glazed window to the front aspect. Extractor fan. Quarry tiled floor. Heated towel rail.



### **Kitchen**

14'0" x 11'1" (4.270 x 3.380)

A hand-built cottage style kitchen with pine fronted units and granite worktops.

Inset one and a half bowl sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. Space for range style cooker. Exposed beams. Radiator. Space for upright fridge/freezer. Two double glazed windows to the front aspect. Two corner, one single and two double eye level wall cupboards. Radiator. Ceramic tiled floor.



### **Boiler/Airing Cupboard**

5'4" x 4'8" (1.641 x 1.440)

Light and power connected. Trianco oil fired central heating boiler. Pre-lagged hot water cylinder. Fitted shelving. Ceramic tiled floor.

### **Rear Lobby**

Stable style door to the rear garden. The lobby extends into an inner hallway which provides access to a shower room, bedroom three and bedroom four.

### Utility Room

4'10" x 4'5" (1.490 x 1.352)

Spaces for washing machine and tumble dryer. Single eye level wall cupboard. Double glazed window to the rear aspect.



### Bedroom Three

11'0" x 8'0" (3.359 x 2.457)

Window to the front aspect. Radiator. Part vaulted, wood panelled ceiling.



### Bedroom Four

10'2" x 8'1" (3.100 x 2.481)

Vaulted ceiling with exposed beams. Radiator. Two double glazed windows to the side aspect. Double glazed French doors to the rear garden. Radiator. Five wall light points.



### Shower Room

4'8" x 4'4" (1.442 x 1.343)

Corner wash basin with cupboard below. Low level WC. Shower cubicle. Fully tiled walls. Ceramic tiled floor. Double glazed window to the side aspect. Hatch to loft space. Three inset ceiling lights.



### **Rear Garden**

A well tended rear garden which is approximately 85' in length. Decked patio area immediately to the rear of the living room. Extensive lawn area with well stocked flower and shrub borders. Outside tap. Gated side pedestrian access to the front garden. Second paved patio area towards the end of the garden. Large wooden garden shed.



### **Detached Wooden Workshop**

19'8" x 7'7" (6.009 x 2.336)

### **Front Garden**

Approximately 33' in depth with a 45' road frontage. Lawn area. Well stocked flower and shrub beds. Block-paved driveway with parking for two cars. Block-paved pathway to the front door.

### **Auctioneers Additional Comments**

#### AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents Website.

#### AUCTIONEERS ADDITIONAL COMMENTS

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

#### AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc. VAT (subject to a minimum of 6000 inc. VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

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In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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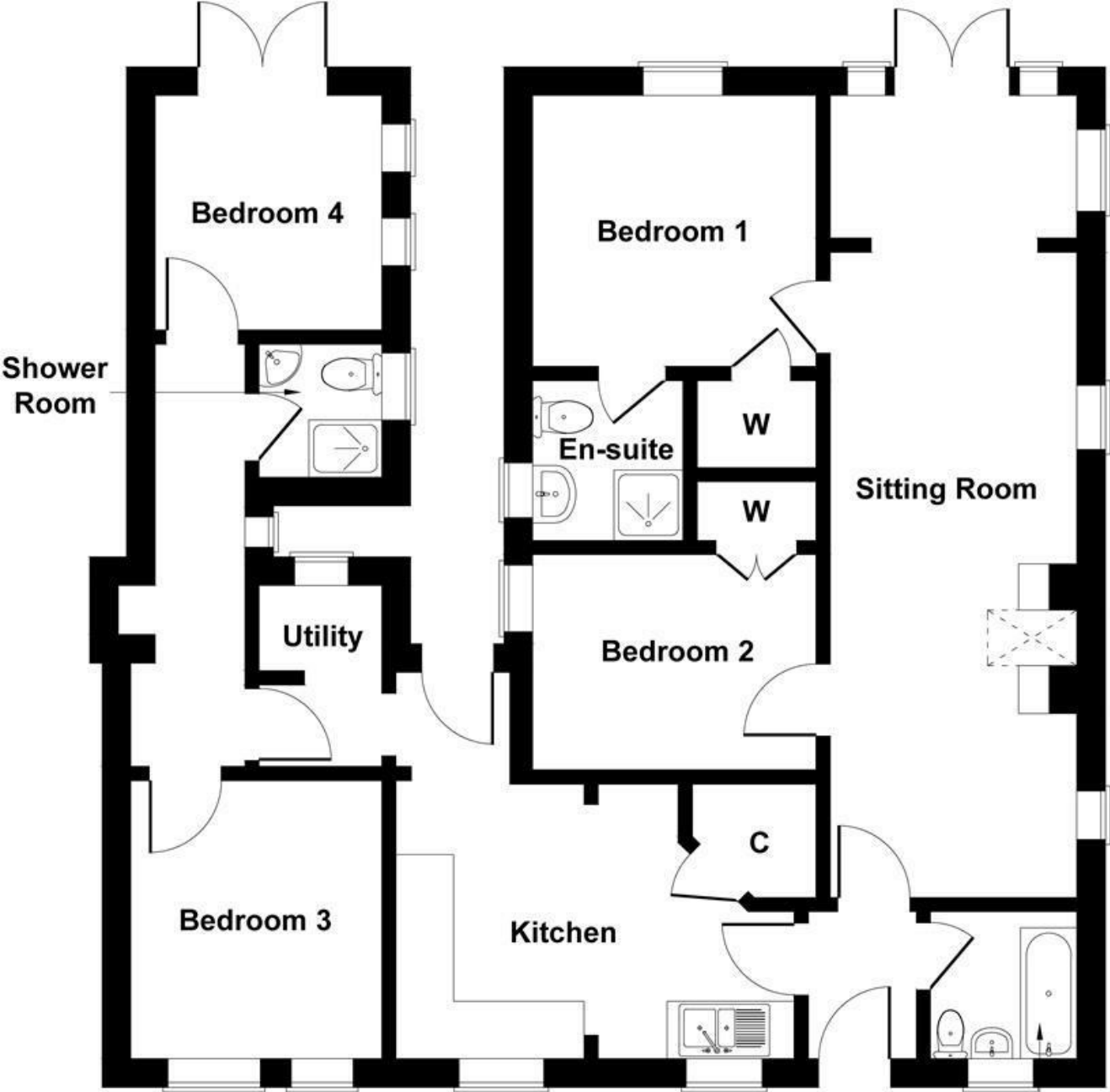
For clarification, we wish to inform prospective purchasers that we have prepared these sales

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particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



# Mill View CM5 0DR



**GROUND FLOOR**

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