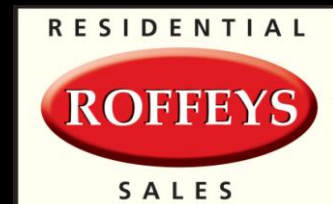




ASHBURY COTTAGE, CHURCH ROAD, STANFORD RIVERS, ONGAR, ESSEX

roffeys.net

Property Professionals *Since 1988*



For an appointment to view call 01992 788088
or email enquiries@roffeys.net

Introduction

ROFFEYS RESIDENTIAL presents *Ashbury Cottage*, an enchanting three-bedroomed semi-detached residence built in a cottage-style, around 1947. It lies within a charming hamlet in the parish of Stanford Rivers, being part of the borough of Epping Forest.

The property occupies a plot of approximately 0.15 acres, directly opposite expansive farmland, and enjoys views from the rear to-wards open countryside. The accommodation accrues to around 1400 sq.ft. (130 sq.m), and incorporates a full-width, single-story rear extension, built to a style sympathetic with the original design.

The delightful gardens are well-maintained and stocked with a variety of shrubs and trees. A lengthy gravel driveway provides good parking facilities, while serving the detached, double-width garage. To the rear of the garage a glass greenhouse and timber garden shed are located.

Summary

- Rare purchase opportunity
- Charming hamlet location
- Cottage-style built circa 1947
- Extended to the rear
- Three good-sized bedrooms
- Two reception rooms
- Bathroom + shower room
- Double garage + ample parking
- Chain-free sale
- Exclusive to ROFFEYS



GROUND FLOOR:-

ENTRANCE HALL

13' 0" x 4' 4" (3.96m x 1.32m)

SHOWER ROOM

5' 4" x 4' 4" (1.63m x 1.32m)

LIVING ROOM

29' 2" x 11' 9" (8.89m x 3.58m)

DINING ROOM / FOURTH BEDROOM

10' 7" x 10' 6" (3.23m x 3.2m)

KITCHEN / BREAKFAST ROOM

25' 8" x 15' 3" max. (7.82m x 4.65m) reducing to 10'5" (3.18m)

FIRST-FLOOR:-

LANDING

7' 4" x 3' 3" (2.24m x 0.99m)

BEDROOM ONE

14' 0" x 10' 5" (4.27m x 3.18m)

BEDROOM TWO

13' 11" x 9' 6" (4.24m x 2.9m)

BEDROOM THREE

8' 11" x 8' 0" (2.72m x 2.44m)

BATHROOM

7' 10" x 5' 8" (2.39m x 1.73m)

EXTERIOR:-

REAR GARDEN

62' 4" x 62' 4" (19m x 19m) approx.

DOUBLE GARAGE

17' 10" x 17' 8" (5.44m x 5.38m)

GRAVEL DRIVEWAY

105' (32m) approximate length

ROAD FRONTAGE

50' (15.25m) approx.

OVERALL PLOT / LAND AREA

0.15 acres (625 sqm) approx.

GENERAL INFORMATION :-

Tenure: Freehold

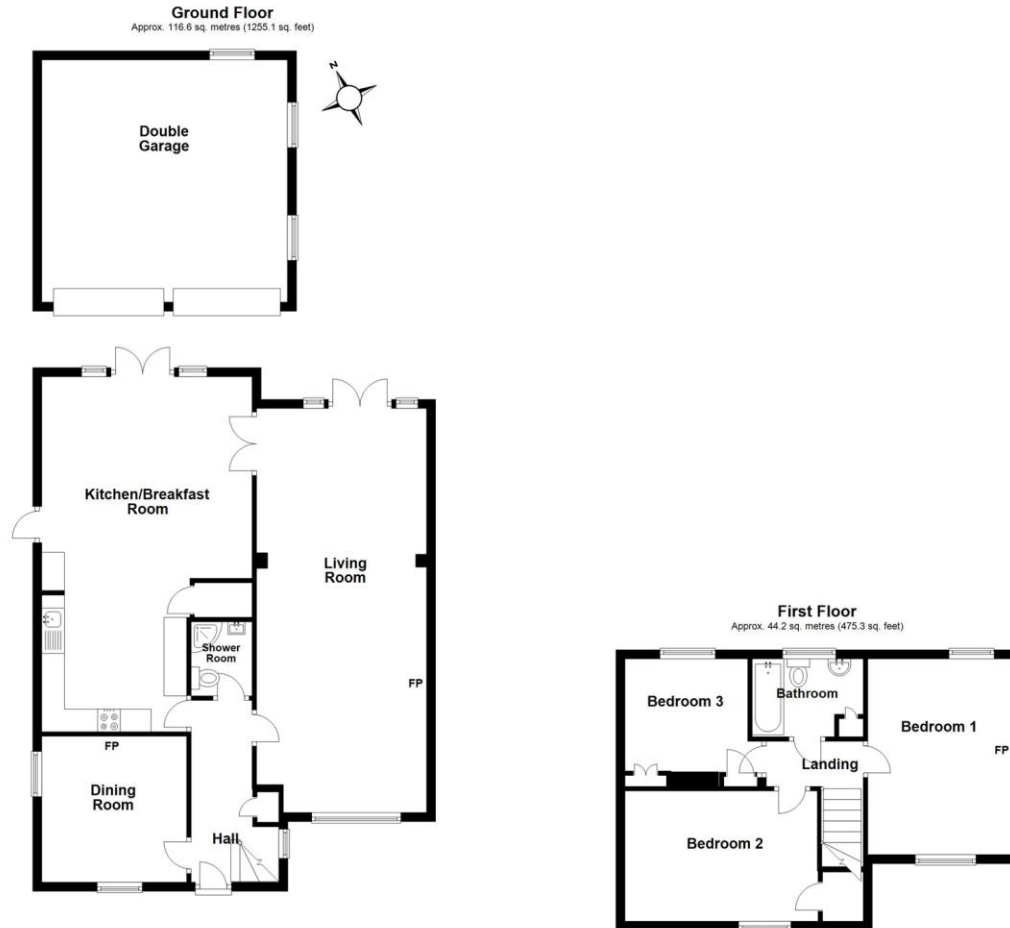
Council Tax Band : E

Services: Mains electricity, mains water, private drainage (septic tank). No mains gas

Content: Copyright ROFFEYS 2024. All rights reserved



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 130 sq m (1,400 sq ft)



Total area: approx. 160.8 sq. metres (1730.5 sq. feet)

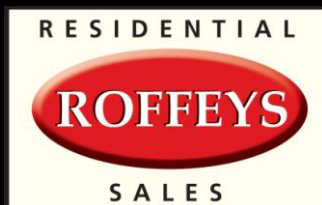
IMPORTANT NOTICE

Peter Roffeys Estate Agents limited trading as Roffeys for themselves and for the sellers, or lessees of properties for whom they act, give notice that: These particulars are intended as a general outline only as guidance for prospective purchasers, lessees or tenants, and do not constitute the whole or any part of an offer or contract. Peter Roffeys Estate Agents limited, trading as Roffeys, cannot guarantee the accuracy of any descriptions, dimensions, floor plans, distances, references to condition and other details contained herein. All details in these particulars are provided in good faith and believed to be correct however any prospective purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their accuracy prior to entering into any contractual obligation. No person in the employment of Peter Roffeys Estate Agents Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to this property. Peter Roffeys Estate Agents Limited will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars. All negotiations prior to exchange of formal contracts shall be deemed to be Subject to Contract.

NOTES FOR INTERESTED PARTIES

No warranties are given in respect of the lawful planning use of the property and interested parties should satisfy themselves by making their enquiries with the local planning authority or otherwise, prior to entering into any contractual obligation. No services (including drains), apparatus, equipment, fixtures and fittings have been tested nor are they guaranteed and interested parties should carry out their own testing prior to entering into any contractual obligation. Any photographs are for identification purposes only and may include part of a neighbouring property which is not offered in this transaction, where for example it has not been possible to obtain a clear view of the property.

YOU MAY BE ASSURED



ROFFEYS RESIDENTIAL
37 Highbridge Street • Waltham Abbey • Essex • EN9 1BD
T: 01992 788088 E: enquiries@roffeys.net www.roffeys.net
SALES | LETTINGS | PROPERTY MANAGEMENT

