



1 Foresters Cottages Epping Road, Ongar, CM5

£350,000

** NO ONWARD CHAIN - MODERNISATION REQUIRED - WALK TO ONGAR HIGH STREET AND EXCELLENT ROAD LINKS TO HARLOW AND CHELMSFORD ** A TWO DOUBLE BEDROOM END TERRACED COTTAGE WITH AMPLE DRIVEWAY PARKING AND GARDENS TO REAR AND SIDE. Ground floor: PORCH, SITTING ROOM, KITCHEN/BREAKFAST ROOM, LEAN TO. First floor: TWO DOUBLE BEDROOMS AND BATHROOM. The property has gas radiator heating (BACK BOILER) and upvc double glazing.

LOCALITY INFORMATION

There are excellent road links to Harlow, Chelmsford and London. The property is within walking distance of Ongar High Street, with a wealth of shops, restaurants, public houses, pharmacies and a traditional greengrocer, in addition to the historic Budworth Hall and community library. Ongar also boasts the unique Epping-Ongar Railway station and attraction, featuring a fully restored and operational steam locomotive, with routes to Epping Forest, linking to a tube station to London, if desired.

There are nurseries, pre-schools and primary schools all nearby, plus the Ongar Academy which is just a quick drive away.

ACCOMMODATION COMPRISES

Frosted part double glazed upvc entrance door to porch.

ENTRANCE PORCH

Upvc double glazed window, wooden entrance door to sitting room.

SITTING ROOM 16'7" x 10'7" (5.08 x 3.23)



Two upvc double glazed windows, radiator, gas fire with back boiler, built in cupboard, built in crockery display cabinet and cupboards, door to stairs to first floor and glazed door to kitchen/breakfast room.

REVERSE VIEW



KITCHEN/BREAKFAST ROOM 12'6" x 7'6" (3.83 x 2.31)



Range of worktops with drawers and cupboards below and eye level cabinets above, radiator, window to rear and upvc double glazed window to side, tiled walls, part glazed door to lean to.

FURTHER VIEW



LEAN TO



Radiator, tiled flooring, aluminium windows and sliding doors to rear garden.

LANDING



Radiator, access to roof space, over stair cupboard, airing cupboard.

BEDROOM ONE 11'3" x 8'3" (3.43 x 2.52)



Radiator, fitted wardrobes and drawers, upvc double glazed window to front.

ADDITIONAL VIEW



BEDROOM TWO 10'6" x 8'1" (3.21 x 2.48)



Radiator, fitted wardrobes, wash hand basin, upvc double glazed window to rear.

BATHROOM



Coloured suite comprising panelled bath, pedestal wash hand basin, low level wc, radiator, tiled walls, frosted upvc double glazed window to side.

OUTSIDE

There is off road driveway parking for several cars and a crazy paved area to the front elevation. There is raised flower and shrub border to one side and side gate access to the rear garden.

SIDE AND REAR GARDEN AREAS



The rear garden area is completely crazy paved with useful outbuildings. There is a raised lawn to one side and crazy paved pathway.

SIDE GARDEN AREA

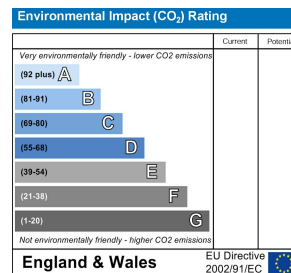
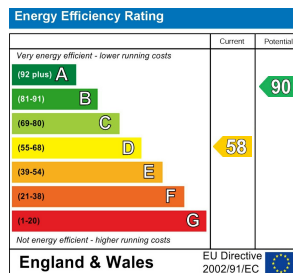
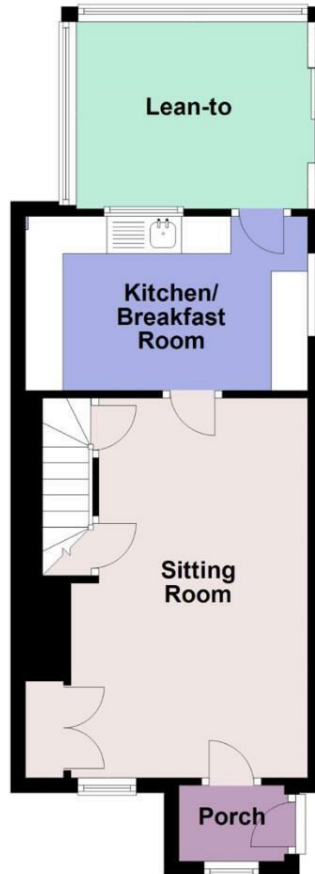
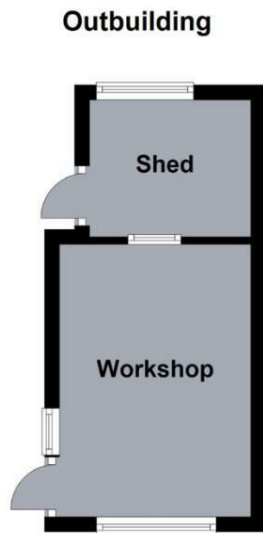


REAR/SIDE ELEVATION



Ground Floor

APPROX INTERNAL FLOOR AREA
 65 SQ M (700 SQ FT)
OUTBUILDING 14 SQ M (150 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate
NOT to be used for valuation purposes
 Copyright Leonard Gray 2024



DISCLAIMER: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. At Leonard Gray, we aim to ensure our sales particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, are not necessarily precise. Fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.