



**FORTUNE & COATES**

The People's Estate Agent

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## Kestrel cottage Tilegate Road, Ongar, CM5 0ED

**£600,000**

Fortune and Coates are delighted to offer to the market this rarely available four bedroom semi detached family home situated in the stunning hamlet of Magdalen Laver, Ongar.

This home has a lot to offer and has the character to match! Internally comprises an inviting entrance porch that leads through to the beautiful living room which includes an open brick fireplace with log burner, exposed beams, office/study area, stairs to the first floor and door through to a cloakroom/W.C with side access to outside. The dining room offers space for formal and family dining with french doors that overlook the rear garden and is positioned next to the kitchen which features a range of modern wall and base units with space for a range cooker and fridge/freezer. butler sink, granite work-surfaces and plenty of cupboard space. Upstairs features four well proportioned bedrooms and a generous and stylish family bathroom with separate walk in shower. Outside, the sizable rear garden has a ideal

Living Room 17'6" max x 12'3" (5.34 max x 3.75)

Office/Study Area 17'6" x 8'11" (5.35 x 2.73)

Dining Area 8'8" x 11'1" (2.66 x 3.38)

Kitchen 8'5" x 11'1" (2.59 x 3.38)

Bedroom 12'4" x 9'4" (3.76 x 2.87)

Bedroom 8'8" x 11'2" (2.66 x 3.41)

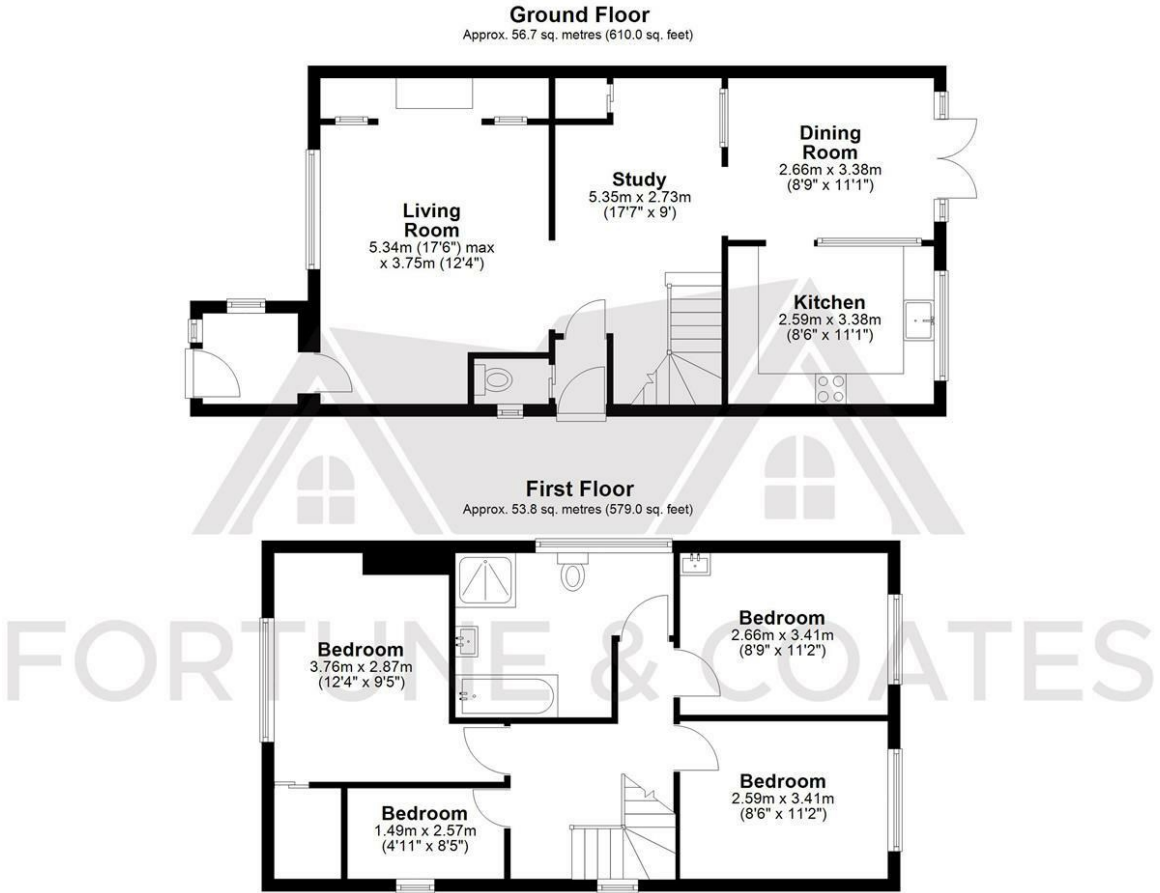
Bedroom 8'5" x 11'2" (2.59 x 3.41)

Bedroom 4'10" x 8'5" (1.49 x 2.57)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Floor Plan



Total area: approx. 110.5 sq. metres (1188.9 sq. feet)

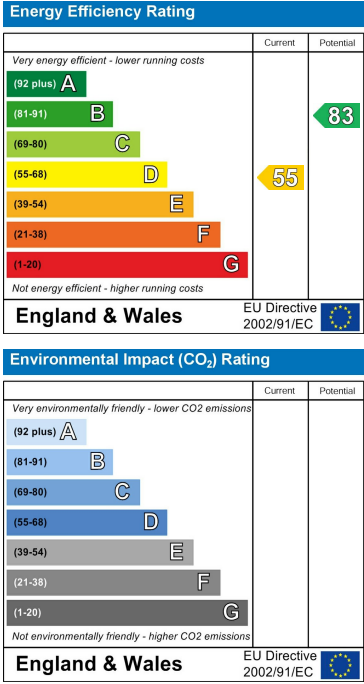
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Area Map



Energy Efficiency Graph



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