



Mill Lane, High Ongar.

Price Range £425,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE £425,000 TO £450,000 * SEMI DETACHED HOUSE * EXTENDED ACCOMMODATION * THREE BEDROOMS * 192ft REAR GARDEN * GARAGE & DRIVEWAY * CHAIN FREE PURCHASE *

An extended, three bedroom, semi-detached house with a garage, off street parking and stunning views to the rear. The property is situated in High Ongar within walking distance of the high street, High Ongar Primary school and both arable farmland and open countryside.

The accommodation comprises an entrance porch leading into the hallway providing stairs ascending to the first floor and a door leading to the dining room. The dining room faces the front aspect and has double sliding door opening into the living room. Feature a wall mounted gas fireplace set in brick surround, the living room leads to the kitchen. Comprising a range of wall and base units with worktops and having spaces for a cooker, fridge freezer and washing machine. There is a rear door leading to the garden and an internal door to the cloakroom WC. The first floor landing leads to the three bedrooms with bedroom one facing to the rear aspect with stunning views. There is a family bathroom with a three-piece suite and tiled walls. Externally, the lengthy rear garden measures approx. 192 ft and offers a hardstand to the rear of the house, a detached garage, wooden shed, and has side access to the front and off street parking on a resin set driveway. The garden faces in a westerly direction and backs onto arable farmland.

High Ongar village has a post office & coffee shop. Primary school, Italian & Thia restaurants & public house. Is approx. 1.4 miles to the Ongar which has a vibrant High Street providing shops, cafes, restaurants, and public houses. Commuters have a selection of convenient road links including the A414 to Epping, Brentwood, and Chelmsford. In addition, Ongar is well placed for a selection of highly regarded schools, along with a local sport centre including a swimming pool.





GROUND FLOOR

Porch

5'7" x 3'7" (1.70m x 1.09m)

Dining Room

9'11" x 13'4" (3.02m x 4.06m)

Living Room

13'2" x 16'7" (4.01m x 5.05m)

Kitchen

6'0" x 12'8" (1.83m x 3.87m)

Cloakroom WC

6' x 2'10" (1.83m x 0.86m)

FIRST FLOOR

Bedroom One

11'4" x 10'6" (3.45m x 3.20m)

Bedroom Two

11'11" x 8'5" (3.63m x 2.56m)

Bedroom Three

8'4" x 7'9" (2.55m x 2.35m)

Bathroom

5'7" x 5'4" (1.70m x 1.63m)

EXTERNAL AREA

Garage

16' x 17'8" (4.88m x 5.38m)

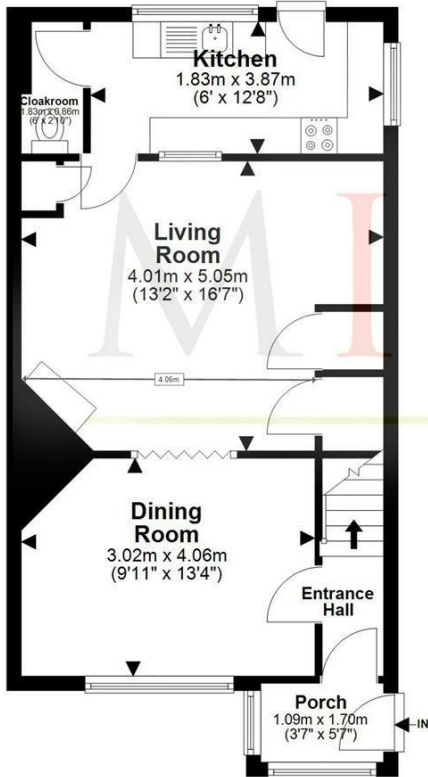
Rear Garden

192' x 22'5" (58.52m x 6.83m)



Ground Floor

Main area: approx. 46.7 sq. metres (502.4 sq. feet)
Plus garages, approx. 11.4 sq. metres (122.6 sq. feet)



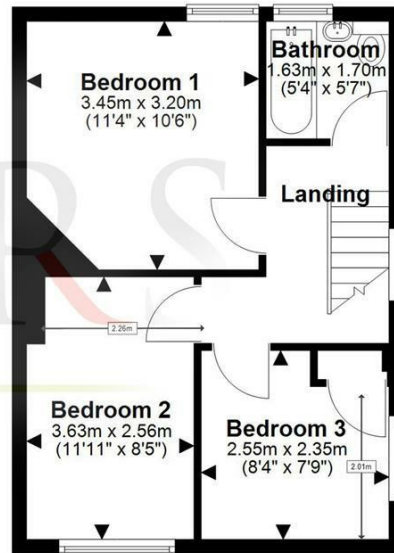
Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & fireplace
- Sky light/elevated window



First Floor

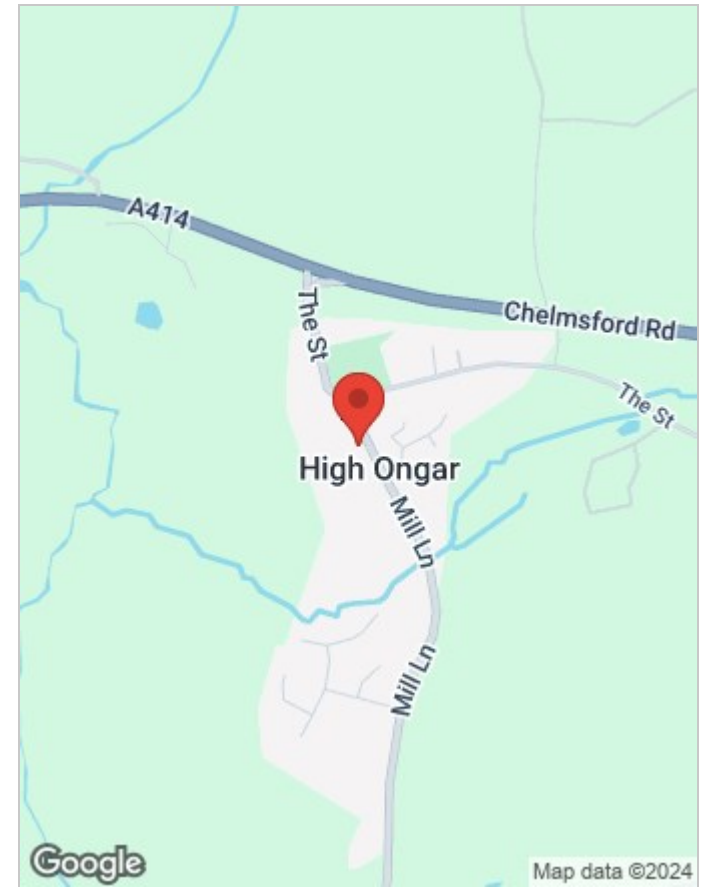
Approx. 36.0 sq. metres (387.1 sq. feet)



Main area: Approx. 82.6 sq. metres (889.5 sq. feet)
Plus garages, approx. 11.4 sq. metres (122.6 sq. feet)

Total area including garage : approx. 94 sq metres (1012.1 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.