



The Street, High Ongar

Guide Price £750,000

 4  2  3  C

MILLERS  
ESTATE AGENTS



**\* OUTSTANDING SEMI-DETACHED \* 4 or 5 BEDROOMS \* PARKING & GARAGE \* TWO RECEPTIONS \* APPROX 2,306 SQ FT \* SOLAR POWER \***

An impressive semi-detached house providing extended & well-presented family accommodation. This versatile property is arranged over three floors & comprises four or five bedrooms, two bathrooms, two receptions, off street parking & garage. Keenly situated in the High Street, near the Primary school, public house, and restaurants.

The front door leads into a generous entrance hallway, which provides access to a modern fitted kitchen. Featuring marble working surfaces and integrated appliances which includes an oven, hob, and extractor hood. There is a separate utility laundry room and a cloakroom WC. The spacious living room features double doors leading to the rear garden, a brick-built fireplace with a multi fuel stove and opens into the dining room. Overlooks the rear garden the dining room also features matching patio doors. The first-floor landing leads to four double bedrooms and family shower room. The master bedroom offers an En-suite shower room, and the second bedroom has a dressing area. Stairs ascend to the second floor which is part galleried. This would make a fantastic snug, playroom or could be arranged as a fifth bedroom. Externally, the underpass driveway provides access to the rear where the property enjoys allocated parking and a single garage. The peaceful garden offers a patio area, garden path to the rear and garage and side access to the parking area.

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

### Living Room

13'6" x 21'8" (4.11m x 6.61m)

### Dining Room

12'0" x 9'11" (3.66m x 3.02m)

### Utility Room

4'9" x 7'1" (1.45m x 2.16m)

### Kitchen Breakfast Room

12'10" x 9'11" (3.90m x 3.02m)

### Study

8'5" x 6'3" (2.56m x 1.91m)

### Cloakroom WC

4'9" x 2'6" (1.45m x 0.76m)

## FIRST FLOOR

### Bedroom One

14'9" x 12'9" (4.49m x 3.89m)

### En-suite Shower Room

8'4" x 5'2" (2.54m x 1.57m)

### Bedroom Two

12'4" x 11'3" (3.75m x 3.43m)

### Dressing Area

4'3" x 5'7" (1.30m x 1.70m)

### Bedroom Three

15'11" x 9'4" (4.86m x 2.84m)

### Bedroom Four

10'3" x 10'5" (3.12m x 3.18m)

### Shower Room

7'8" x 4'10" (2.34m x 1.47m)

### Bedroom Five

17'5" x 21'4" (5.30m x 6.51m)

## EXTERNAL AREA

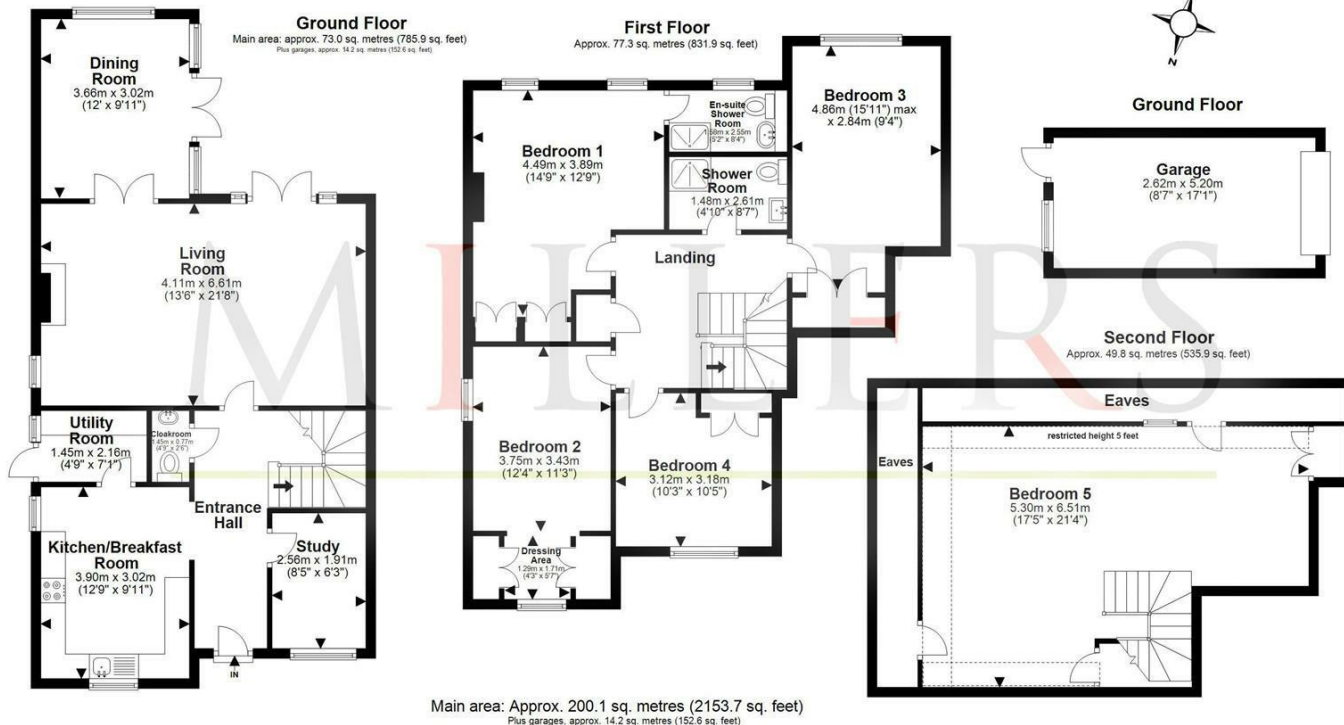
### Garage (Max)

17'1" x 17'5" (5.21m x 5.31m)

### Rear Garden

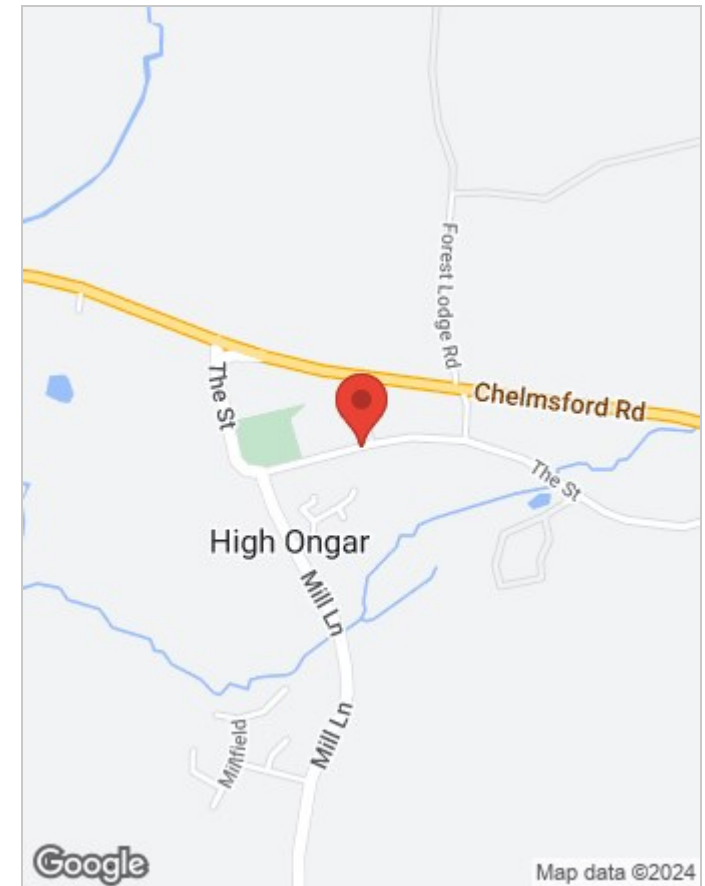
42' x 26'6" (12.80m x 8.08m)





**Total area including garage : approx. 214.3 sq metres (2306.3 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.