



## Mill Lane, High Ongar

\* PRICE RANGE: £250,000 - £260,000 \* FIRST FLOOR MAISONETTE \* PERIOD PROPERTY \* HIGH ONGAR \* COMMUNAL GARDEN \* ONE BEDROOM \* WELL PRESENTED \* IDEAL FIRST PURCHASE \*

A cosy, one bedroom first floor maisonette offering well-presented accommodation, set in the charming village of High Ongar. The property benefits from approx. 590 SQ FT of accommodation, its own front door and communal gated gardens. 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 a front door leading into an entrance hall with stairs ascending to the first floor. There is a spacious living room featuring wood effect flooring, sloped ceiling and windows facing the front and rear elevations. The inner hallway leads to a modern fitted kitchen with a range of grey fronted units, and has spaces for an oven, washing machine and low level fridge. The bathroom is fitted with a three-piece suite and white sanitary ware. The bedroom has a spacious feel and offers a large built in wardrobes. Externally, there are communal gardens in a gated courtyard providing a pretty and private place to relax. This is a perfect purchase for a first time buyer or an ideal buy to let opportunity.

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.

- PRICE RANGE: £250,000 TO £260,000
- ONE DOUBLE BEDROOM
- HIGH ONGAR
- CHAIN FREE PROPERTY
- THREE PIECE BATHROOM
- WELL PRESENTED HOME
- COMMUNAL GARDEN
- FITTED KITCHEN
- NEAR ARABLE FARMLAND

**Price Range £250,000**

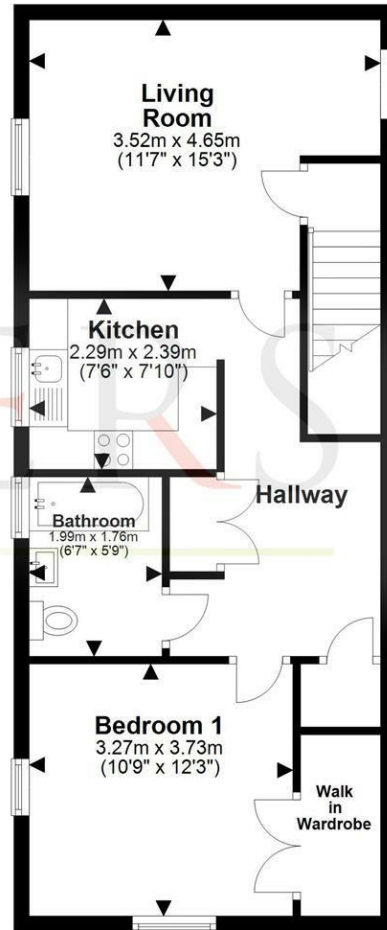






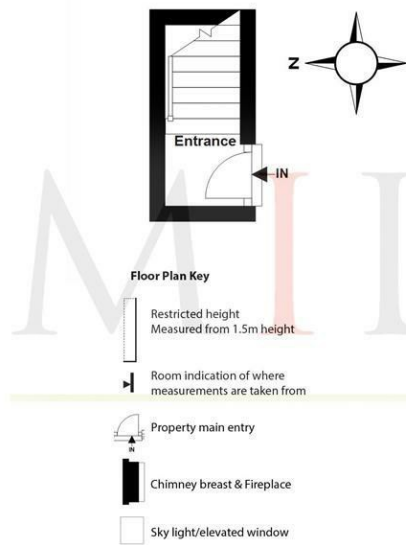
## First Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



## Ground Floor

Approx. 2.3 sq. metres (24.7 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 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

## Property Dimensions

### GROUND FLOOR

Entrance

Hallway

### FIRST FLOOR

Living Room

11'7" x 15'3" (3.52m x 4.65m)

Kitchen

7'6" x 7'10" (2.29m x 2.39m)

Bathroom

6'7" x 5'9" (2.01m x 1.75m)

Bedroom One

10'9" x 12'3" (3.27m x 3.73m)

Walk in Wardrobe

### EXTERNAL AREA

Communal garden



**MILLERS**  
ESTATE AGENTS



MILLERS

## Directions

START: Millers 229 High Street, Epping, Head north-east on High St/B1393 towards Star Ln. Turn right onto The Plain/B181 at the roundabout, take the 3rd exit onto High Rd/A414. Continue to follow A414 At The Four Wantz, take the 2nd exit onto Chelmsford Rd/A414. 7.5 Turn right onto The St Destination will be on the right. Arrive: 1 Mill Lane, High Ongar, Ongar. CM5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.