



Rodney Road, Ongar
Guide Price £425,000

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MILLERS
ESTATE AGENTS

*** SEMI-DETACHED * THREE OR FOUR BEDROOMS *
OFF-STREET PARKING * GARDEN OFFICE OR
ENTERTAINMENT DEN * APPROX. 1155 SQ FT
VOLUME * VERSATILE ACCOMMODATION ***

A spacious three or four-bedroom, semi-detached house offering family accommodation, a rear garden with a home office or entertainment den for kids or adults alike. There is off-street parking on the front for 2 or 3 vehicles. The property is situated in the popular residential street of Rodney Road; being perfectly located for Ongar Primary School and open arable farmland and countryside.

The accommodation comprises a front door leading to the entrance hall which has stairs ascending to the first floor. Doors lead to a cosy living room with a feature fireplace. The generous dining room with wood flooring and a fireplace. The heart of any home is the kitchen, which opens into the garden room and the rear garden beyond. There is the ground floor bathroom and a separate WC. The first floor has three or four bedrooms, two large doubles and two good size singles. One of the bedrooms would lend itself greatly to a bathroom conversion.

Externally there is an low-maintenance rear garden which has a central lawn area, a patio to the immediate rear of the house and side access to the front. The wooden summer house is currently used as a teenager's den but has been a home office and entertaining or party room.

Rodney Road, Ongar is within a close proximity to a number of shops including the local "Tesco" Express and "Sainsburys" supermarket. There is lots of arable farmland on hand for country walks & dog walking. Ongar has a vibrant High Street with lots of shops, cafes, restaurants and public houses. Commuters have a selection of direct road links, including the A414 for Epping, Chelmsford and the M11 at Hastingwood. In addition the property is well placed for a selection of highly regarded schools, along with the local sports centre and swimming pool plus lots of countryside and farmland for walks & recreation.





GROUND FLOOR

Living Room

11'10" x 15'2" (3.61m x 4.62m)

Dining Room

8'2" x 18'3" (2.49m x 5.56m)

Kitchen

10'1" x 8'11" (3.07m x 2.72m)

Garden Room

12'5" x 8'5" (3.78m x 2.57m)

Bathroom

9'3" x 7'5" (2.82m x 2.26m)

Separate Toilet

3'8" x 2'8" (1.12m x 0.81m)

FIRST FLOOR

Bedroom One

11'5" x 10'3" (3.49m x 3.12m)

Bedroom Two

8'7" x 10'3" (2.61m x 3.12m)

Bedroom Three

8'2" x 7'8" (2.49m x 2.34m)

Bedroom Four

8'7" x 7'10" (2.61m x 2.38m)

Rear Garden

36'3" x 25'2" (11.05m x 7.67m)

Office

10'7" x 12'9" (3.23m x 3.89m)

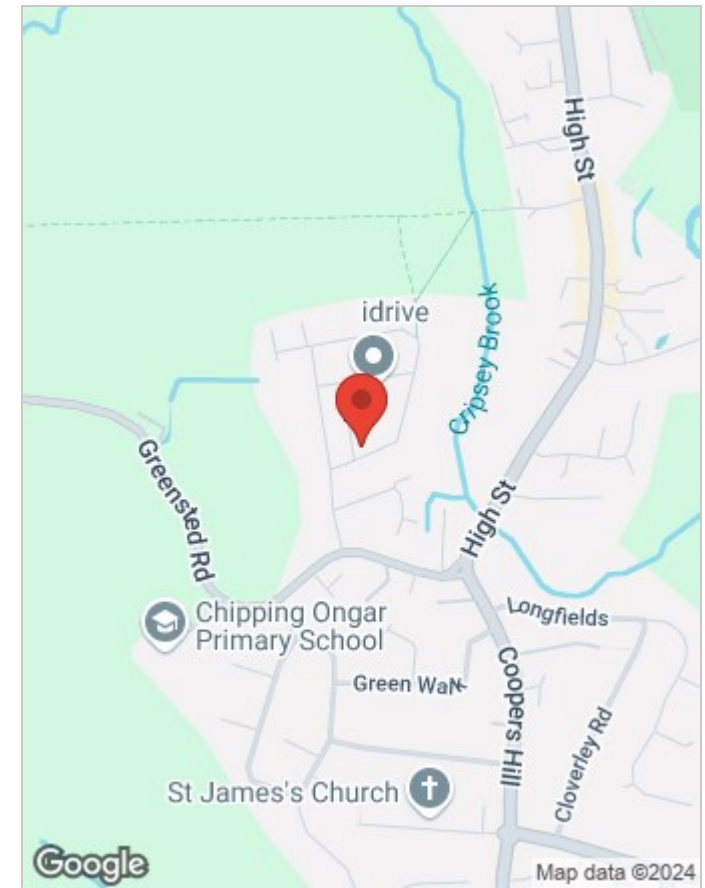




Main area: Approx. 94.8 sq. metres (1020.1 sq. feet)
Plus outbuildings: approx. 12.5 sq. metres (134.9 sq. feet)

Total area including outbuildings: approx. 107.3 sq metres (1155 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(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

Viewing

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

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