

Cloverly Road, Ongar (DEVELOPMENT OPPORTUNITY)

Price Guide £895,000



* PROPERTY WITH PLANNING PERMISSION APPROVED * EXISTING DETACHED HOUSE * THE PERMISSION IS FOR TWO BEDROOM PROPERTY or an ANNEX * 145' X 55' GARDEN * THREE CURRENT BEDROOMS * BEAUTIFULLY FINISHED *

Two separate applications have been granted based on this design, creating a two-bed semi detached dwelling EPF/0521/20 or a two bedroom annex (connected to the main house) EPF /0670/19. Planning has also been approved under this application for a single story rear extension and first floor rear extension to the main house, to create another bedroom/dressing and a further reception room.

An outstanding and extended detached family house offering three bedroom, two receptions with granted planning permission. Approval has been issued to extend the side of the existing accommodation; creating a separate two-bedroom, two floor property (annex). The current property has been beautifully renovated & arranged by the present owners, boasting an impeccable finish. Comprising a living room providing access to the garden via French doors, features a fireplace & wooden flooring. The fitted kitchen breakfast room has white high gloss units with contrasting granite work tops, built in "AEG" appliances including a fridge freezer, dishwasher & stainless-steel "Range Master" with matching hood. There is a rear family room, guest WC and a combined utility shower room with walk in shower & "Bosch" washing machine & tumble dryer.

The spacious landing leads to three double bedrooms providing ample natural lighting. The master bedroom has an En-suite shower room with double width, step in shower, white sanitary ware and fully tiled walls. The family bathroom is finished with white sanitary ware and is beautifully tiled. The amazing garden faces in a westerly direction and measuring approx. 145' x 55' (max). Offering extensive lawns, a stylish patio area, side access to the gravelled front garden which provides several parking spaces.



Ground Floor Plan



First Floor Plan



Location Plan



Front Elevation (Street Scene)



Side Elevation



Rear Elevation



Side Elevation



MP CHARTERED ARCHITECT
Architects and Designers

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Status: PRELIMINARY
Project: 63 Cloverley Road, Ongar, CM5 9BX

Drawing: Proposed Floor Plans, Elevations and Side Plans
Scale: 1:100 & 1:500 @ A1 February 20
Drawn by: TW Project no.: 21
Checked by: Drawing no.:
Revision:





GROUND FLOOR

Living Room

17'0" x 11'4" (5.18m x 3.45m)

Kitchen Dining Room

20'5" x 11'4" (6.23m x 3.45m)

Utility Shower Room

17'9" x 5'8" (5.42m x 1.72m)

Cloakroom WC

4'1" x 3'5" (1.24m x 1.04m)

Family Room

14'8" x 10'6" (4.47m x 3.20m)

FIRST FLOOR

Bedroom One

12'9" x 12'0" (3.89m x 3.66m)

En-suite Shower Room

12' x 4'11" (3.66m x 1.50m)

Bedroom Two

12'0" x 10'0" (3.66m x 3.05m)

Bedroom Three

8'8" x 10'6" (2.64m x 3.20m)

Bathroom

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

EXTERNAL AREA

Rear Garden (max)

145' x 55' (44.20m x 16.76m)

PLANNING PERMISSION-POTENTIAL ANNEX

Living Room

11'3" x 11'10" (3.43m x 3.61m)

Kitchen

11'3" x 8'1" (3.43m x 2.46m)

Bedroom One

12'0" x 11'3" (3.66m x 3.43m)

Bedroom Two

10'11" x 6'7" (3.33m x 2.01m)

Bathroom

4'11" x 7'0" (1.50m x 2.13m)

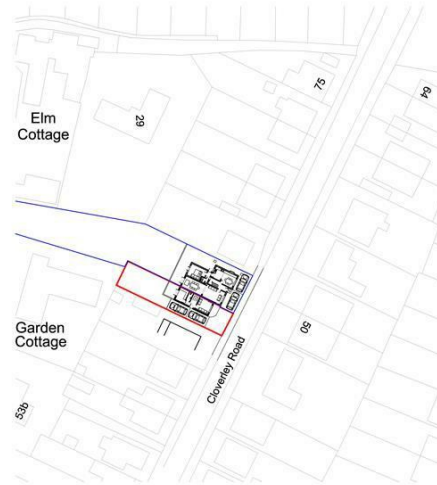




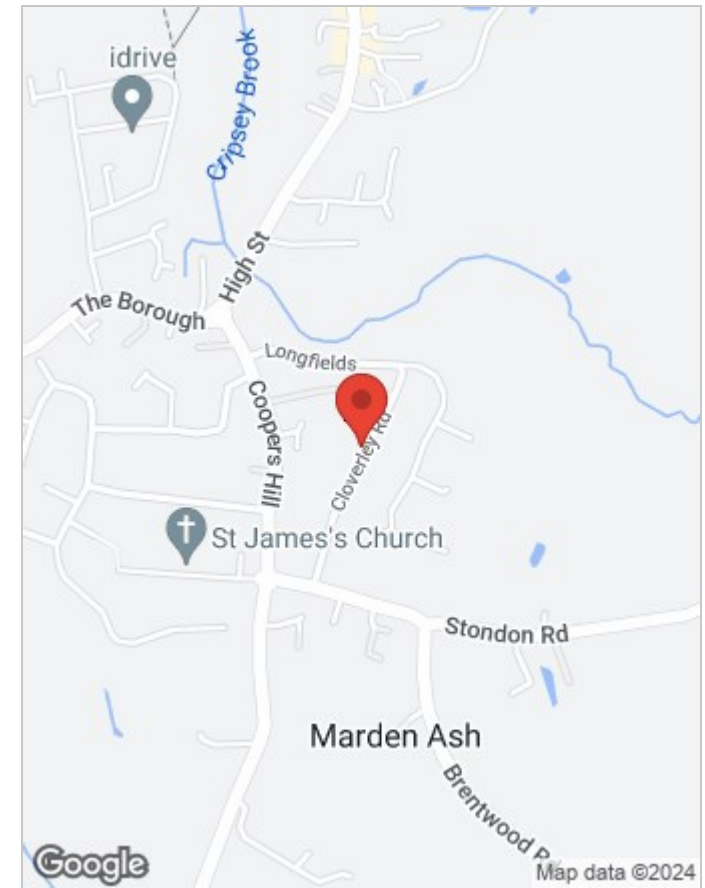
Ground Floor Plan



First Floor Plan



Location Plan



Front Elevation (Street Scene)



Side Elevation



Rear Elevation



Side Elevation

C. No. Title
 A. No. Title
 Rev. Description

Add: Utility room
 Add: Alter: Garage
 Add: Alter: to plan

20/02/20
 20/02/20
 20/07/19

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Scale: 1:100 & 1:500 @ A1 Date: February 2019

Drawn by: TW Project no.: 2116

Checked by: Drawing no.: 11

Revision: C



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Viewing

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

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