



Keith
Ashton

Cripsey Avenue,
Ongar



72A CRIPSEY AVENUE

Ongar, CM5 0AT

Guide Price £485,000

With excellent potential for extension or to create an additional dwelling to the side (**) (subject to the usual planning consents) is this three, bedroom end of terrace property which benefits from having plenty of off-street parking, excellent transport links and being within walking distance of Ongar's vibrant High Street, Ongar Primary School and The Ongar Academy Secondary School. ** Viewers will note that plans were previously passed by Epping council for the erection of a two-bedroom property to the side, however these have now lapsed (2024).

- THREE BEDROOMS
- END OF TERRACE FAMILY HOME
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- PREVIOUS PLANS TO CREATE AN AJJOINING 2 BED HOME (LAPSED)
- POTENTIAL TO EXTEND TO SIDE (STPP)
- EXCELLENT OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS & EASY REACH OF ONGAR HIGH ST.



Description

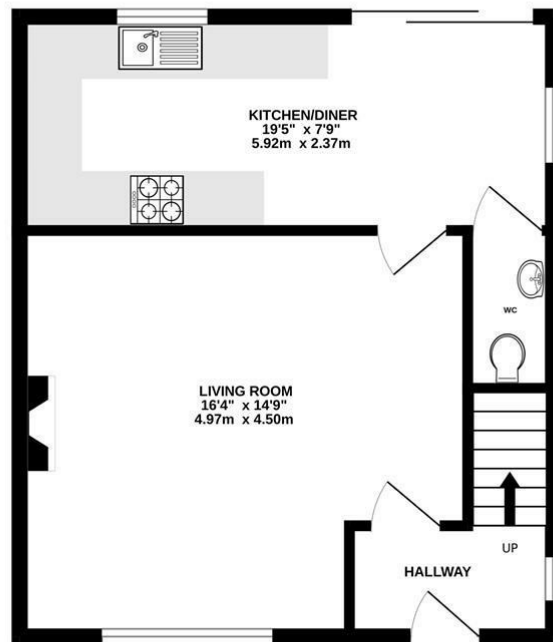
Entering the property into the hallway there are stairs which rise to the first-floor level and a door which gives access into the living room. The living room is a good-sized, bright room with window to the front elevation. A door at the rear of the room gives access into the kitchen / diner. There are cream wall and base units providing plenty of storage, with integrated appliances to include, double ovens, microwave, hob with extractor above, washing machine and fridge / freezer. There is ample space in this room for a dining table and chairs. Sliding patio doors give access into the rear garden. Off the kitchen you will find a ground floor cloakroom, fitted with a space saver sink unit and close coupled w.c.

Rising to the first-floor level you have doors to all rooms. There are three good-sized bedrooms, with a master bedroom having fitted wardrobes and access into a modern, en-suite shower room. The third bedroom has a built-in single bed over the stair bulkhead which incorporates storage space underneath, maximising the space in this room. Finally, there is a fully tiled family bathroom which consists of a panelled bath with shower over, wash hand basin set into a modern vanity unit, with a close coupled w.c. adjacent.

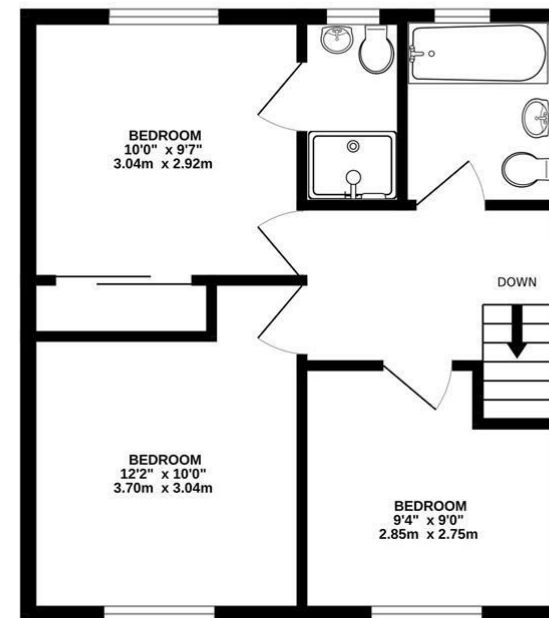
Taking a walk outside, viewers will notice that the garden extends to the rear and to the side. Predominantly laid to lawn with a section of patio outside the patio doors from the kitchen. There are two storage sheds and a further outbuilding which sits on the patio, there is potential to use this as a home office if required. The garden space to the side is wide enough for extension of the existing property or for the addition of a new attached property; plans were previously passed, however they have now lapsed - EPF/1321/18. To the front of the property a large, private driveway allows off street parking for several vehicles.



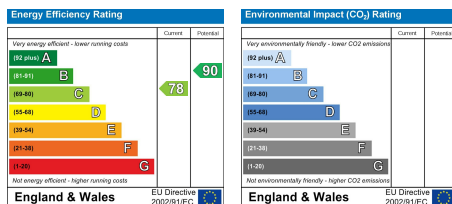
GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Ongar
Council tax band: C
Post code: CM5 0AT

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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