



## Chelmsford Road, High Ongar, CM5 9NW

\* NEW TO THE MARKET \* BEAUTIFULLY PRESENTED \* NEWLY REFURBISHED \* VILLAGE LOCATION \* FOUR BEDROOMS \* SEMI DETACHED HOUSE \* PARKING FOR TWO VEHICLES \* QUIET CUL DE SAC \*

Set in the picturesque Essex countryside, this four beautifully presented four-bedroom semi-detached home offers the perfect blend of peaceful village living with excellent commuter connections. This spacious property is perfect for families, offering four generously sized bedrooms and a well-appointed family bathroom on the first floor. The ground floor offers a charming, tucked-away living room and a bright, open-plan kitchen/diner—ideal for everyday living and entertaining and additional convenient utility room. The kitchen/diner opens out to a private and expansive garden, perfect for relaxing or hosting guests.

For commuters, the location is particularly convenient. While the property enjoys a rural setting, it remains within easy reach of several key transport links. Epping Underground Station (Central Line) is about 20 minutes by car, offering direct access to London Liverpool Street in under 40 minutes. Brentwood Station, served by the Elizabeth Line, is a similar distance with fast links to Canary Wharf and Central London. Additionally, the property lies within the catchment area for Epping St John's Church of England School, a highly regarded secondary school in Epping. It is also conveniently close to several well-rated primary schools including High Ongar Primary School, Chipping Ongar Primary School, and Dr Walker's Church of England Primary School in Fyfield, all offering excellent education options for younger children.

\*\* The property is AVAILABLE MID SEPTEMBER on an PART FURNISHED BASIS \*\*

High Ongar provides local amenities including a village store and post office, while Chipping Ongar is just a short drive away offers supermarkets, cafés, and more. Larger towns like Chelmsford and Brentwood are easily reached by car.



4



1



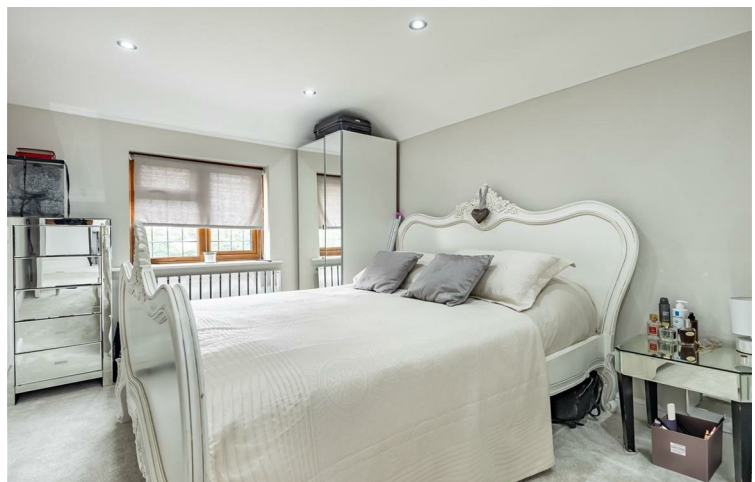
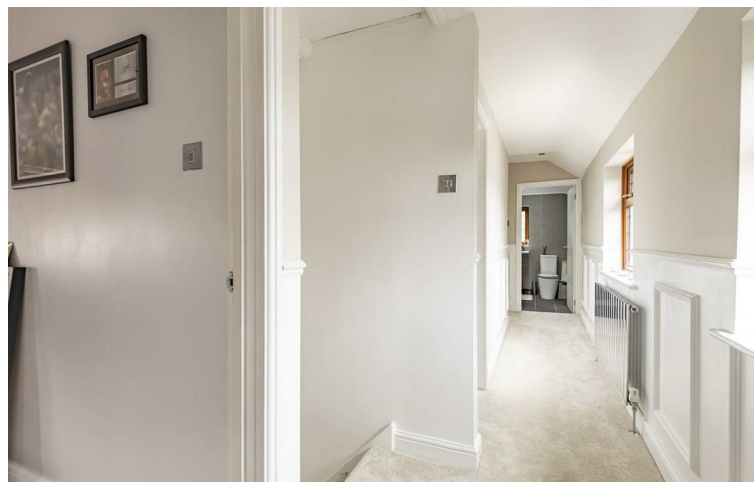
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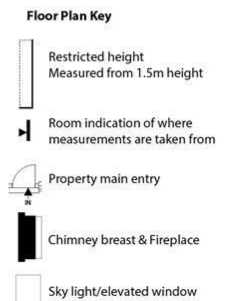
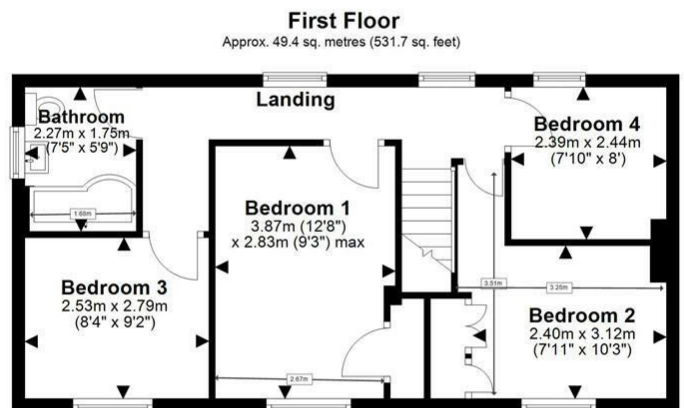
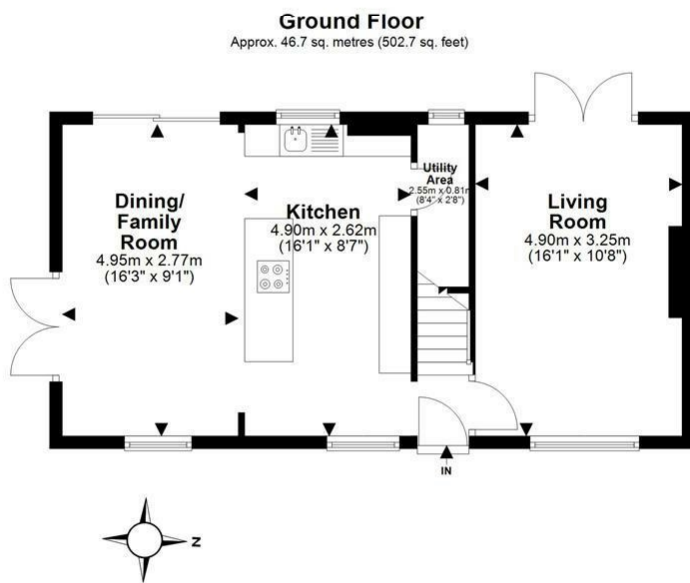
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£2,300 Per Calendar Month

- FOUR DOUBLE BEDS
- BEAUTIFULLY PRESENTED
- SEMI-DETACHED HOUSE
- DRIVEWAY FOR 2 CARS
- WHITE GOODS INCLUDED
- QUIET CUL-DE-SAC
- OIL FIRED HEATING
- PART FURNISHED BASIS
- AVAILABLE MID SEPTEMBER



MILLERS  
LETTINGS



Total area: approx. 96.1 sq. metres (1034.4 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

Dining/Family room	16'2" x 9'1" (4.95 x 2.77)
Kitchen	16'0" x 8'7" (4.90 x 2.62)
Utility room	8'4" x 2'7" (2.55 x 0.81)
Lounge	16'0" x 10'7" (4.90 x 3.25)

### FIRST FLOOR

Bedroom One	12'8" x 9'3" (3.87 x 2.83)
Bedroom Two	7'10" x 10'2" (2.40 x 3.12)
Bedroom Three	8'3" x 9'1" (2.53 x 2.79)

### Bedroom Four

7'10" x 8'0" (2.39 x 2.44)

### Bathroom

7'5" x 5'8" (2.27 x 1.75)

### EXTERNAL AREA

### Rear Garden

**TERM :** An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be the mid September subject to terms conditions and references.

**HOLDING DEPOSIT :** The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

**DEPOSIT :** The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

**FURNITURE :** The property is available on an PART FURNISHED basis, with all white goods.

**UTILITY BILLS :** Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

**COUNCIL TAX:** The council tax band is E



Directions

Start at Millers Estate Agents, 229 High St, Epping CM16 4BP. Head northeast on High St/B1393 toward Star Ln (continue on B1393) – 0.5 miles. Turn right onto The Plain/B181 – 3.2 miles. At the roundabout, take the 3rd exit onto High Rd/A414 (continue on A414) – 3.1 miles. At The Four Wantz, take the 2nd exit onto Chelmsford Rd/A414 – 1.7 miles. Destination (Chivers Square) will be on the left. Total distance: - 8.5 miles. Approx. travel time: 15–20 minutes (depending on traffic).



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		
	40	
England & Wales		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.