



Keith  
Ashton

The Bungalows, Berners Roding  
Ongar



## 2 THE BUNGALOWS

Berners Roding Ongar, CM5 0TE

We are delighted to offer for sale this extended two-bedroom, semi-detached bungalow set in a desirable rural location offering peace and tranquility with an abundance of walks and cycle routes, and outstanding views to the rear and front. Whilst already having been extended to the side to create two double bedrooms, the property has further potential for extension by way of a loft conversion, subject to the usual planning consents. Ongar Town centre offering a range of restaurants, pubs, leisure centre, schooling, and supermarket, is approximately 10 minutes' drive from the property.

- BEAUTIFUL RURAL LOCATION
- 2 DOUBLE BEDROOMS
- 65' REAR GARDEN BACKING FIELDS
- FOUR PIECE BATHROOM
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- STUDY
- POTENTIAL TO EXTEND (STPP)



Offers In Excess Of £500,000



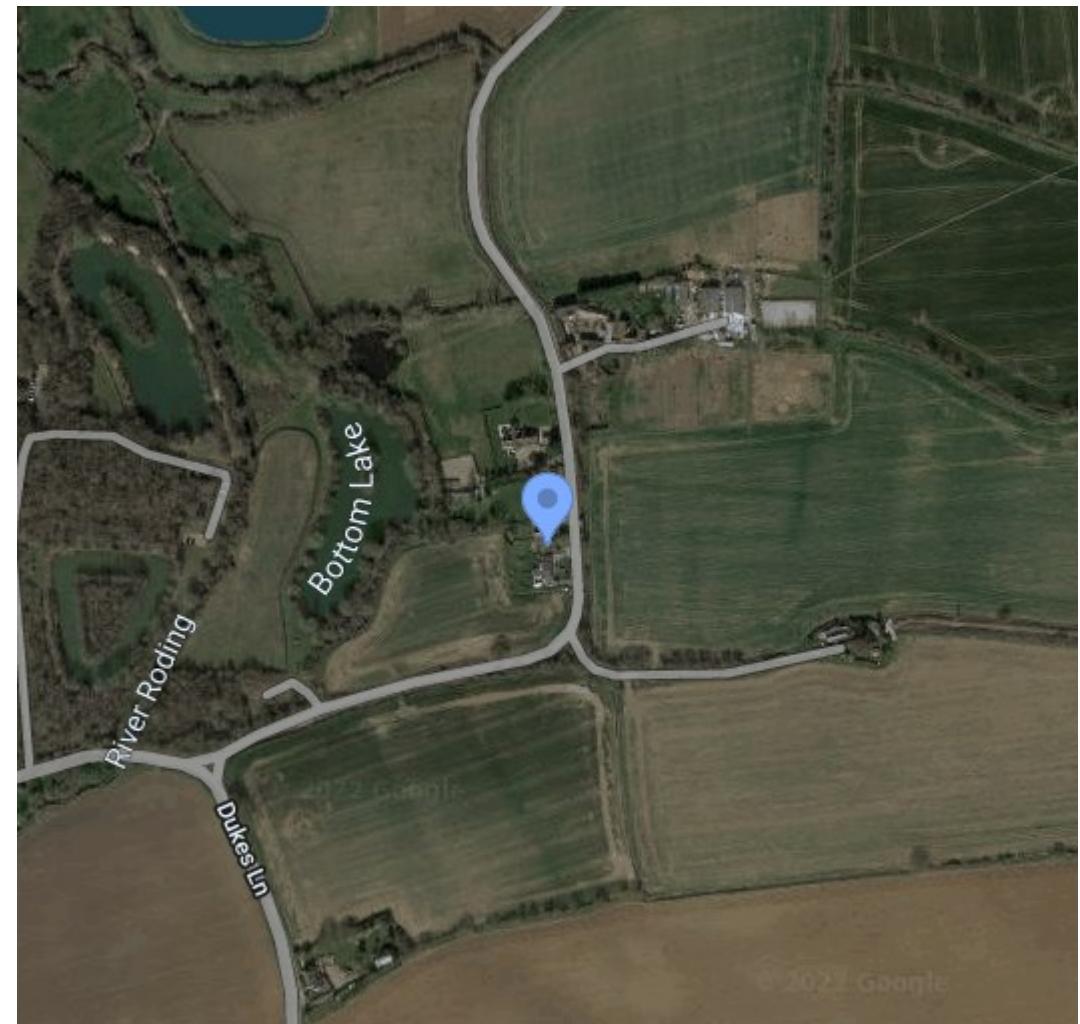
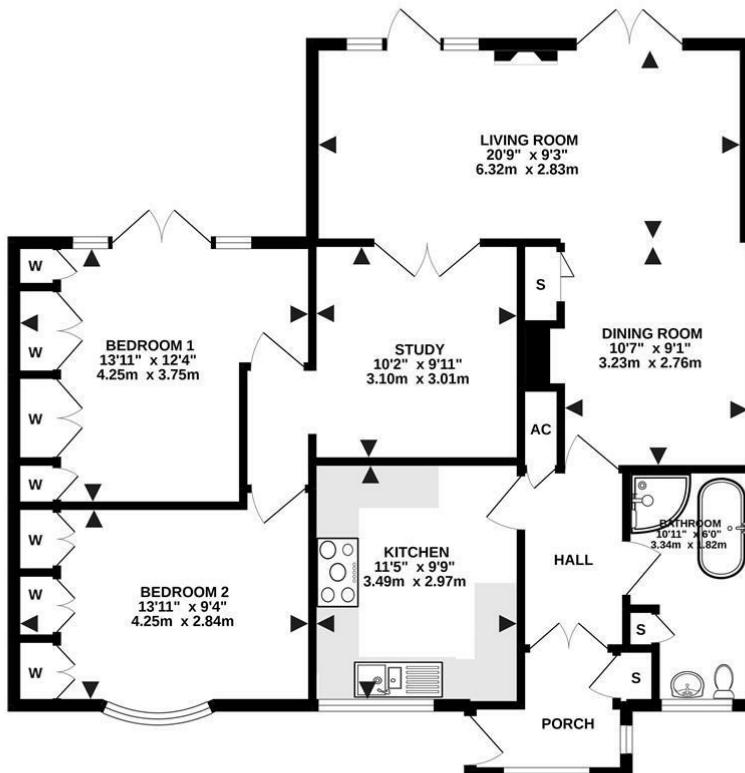
You enter the property via a front porch with storage cupboard, and into the hallway via double doors. There is a fully tiled bathroom which is fitted in a four-piece suite, comprising bath, separate corner shower cubicle, pedestal wash hand basin and low flush w.c. The hallway leads through to the dining room which has a large cloaks cupboard. The cloaks cupboard could potentially be a space to be utilized for stairs to a first floor, for anyone considering a loft conversion (subject to the usual planning consents). The dining room is open plan to a large living room 20'9 x 9'3. French doors and a further single door with windows to either side make the living room a naturally bright room, with both doors offering access into the rear garden. Double doors from the living room open to a study which further leads to an inner lobby area with access into both bedrooms. A fitted kitchen, with a good range of wooden style wall and base units, sits at the front of the property. The integrated Rangemaster cooker with extractor above and the dishwasher are to remain, and there is ample space for further appliances.

Both bedrooms are of double size and have fitted wardrobes. Bedroom one is located at the back of the property and further benefits from French doors which open onto the patio area and offer beautiful views onto the rear garden and across open fields.

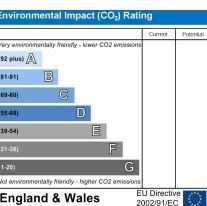
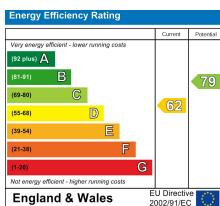
Externally, the property offers an easy to maintain rear garden which measures in the region of 65'. The garden backs onto open fields to the rear and has far reaching views. There is a patio area to the immediate rear of the property with the remainder being laid to lawn. Two timber framed sheds will remain. To the front, there is off street parking for two vehicles. As previously mentioned, there is the potential for further extension to the property, by way of a loft conversion (stpp)



Ground Floor  
956 sq.ft. (88.8 sq.m.) approx.



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#### SERVICES:

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

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents



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](http://www.keithashton.co.uk)