

Paul Mason Associates



Longfields, Ongar, CM5 9DE  
Guide price £595,000



- Semi-Detached Family Home
- Four Bedrooms
- En-Suite To Master Bedroom
- Lounge
- Open Plan Kitchen / Dining / Family Room
- Study
- Utility Room Plus Ground Floor Cloakroom
- Integral Garage Plus A Block Paved Driveway
- Rear Garden With Established Trees & Plants
- Walking Distance Of Ongar High Street Plus Good Road Links

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

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

Gary Townsend at Paul Mason Associates offers this extended, four bedroom semi-detached family home in a popular area of Ongar. The ground floor offers a formal lounge, large open plan kitchen / dining / family room, plus study, utility and cloakroom. The first floor benefits from an en-suite to the master bedroom and has three further bedrooms serviced via a family bathroom. There is also an integral garage, block paved driveway and a West facing rear garden.

Ongar Town centre is within walking distance from the property and provides local shopping and services including everyday grocery needs at Sainsbury's and Tesco Express and an Esso petrol station. There are also cafés, pubs, restaurants and independent retailers along the High Street and surrounding streets, giving options for dining and socialising close to home.



## DISTANCES

Chipping Ongar Primary School:  
0.6 miles  
Ongar Primary School: 2.1 miles  
KEGS & CCHS (Chelmsford):  
12.3 miles  
Brentwood School: 7.1 miles  
Central Line (Epping): 6 miles  
Shenfield Station: 5.7  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator,  
laminate flooring and smooth  
coved ceiling.

#### Cloakroom

Opaque window to rear, LLWC,  
wash hand basin with tiled  
splashback, tiled flooring and  
smooth coved ceiling.

#### Lounge

4.77m x 3.42m (15'7" x 11'2")  
Double glazed bay window to  
front, radiator, wood effect flooring  
and smooth coved ceiling.

#### Kitchen Area

3.44m (11'3")  
Open plan to Dining Area and  
Family Area, range of matching  
base and walls units with granite  
work surfaces incorporating a  
single bowl sink / drainer unit with  
central mixer tap, built-in gas oven  
and electric hob over with

extractor fan, integrated fridge,  
freezer and dishwasher, tiled  
flooring and smooth coved ceiling  
with sunken spotlights.

#### Dining Area

3.44m x 2.31m (11'3" x 7'6")  
Open plan, radiator, tiled flooring  
and smooth coved ceiling with  
sunken spotlights.

#### Family Area

5.10m x 2.15m (16'8" x 7'0")  
Open plan to the kitchen and  
dining area, tiled flooring and  
double glazed windows and  
sliding doors to the garden.

#### Study

2.23m x 1.88m (7'3" x 6'2")  
Positioned in between the utility  
room and garage with a smooth  
coved ceiling.

#### Utility

2.71m x 1.14m (8'10" x 3'8")  
Double glazed windows and  
sliding to rear, storage cupboard  
housing washing machine, wall  
mounted boiler, space for tumble  
dryer, tiled flooring and smooth  
coved ceiling.

### FIRST FLOOR

#### Landing

Carpet to floor and smooth ceiling  
with loft hatch.

#### Bedroom One

4.37m x 3.56m (14'4" x 11'8")  
Double glazed window to front,

built-in wardrobes, radiator, carpet  
to floor and smooth coved ceiling.

#### En-Suite Shower Room

Double width shower, LLWC,  
pedestal wash hand basin with  
tiled splashback, extractor fan,  
carpet to floor and smooth coved  
ceiling with sunken spotlights.

#### Bedroom Two

3.18m x 2.76m (10'5" x 9'0")  
Double glazed window to rear,  
built-in wardrobes, radiator,  
laminate flooring and smooth  
coved ceiling.

#### Bedroom Three

3.91m x 2.31m (12'9" x 7'6")  
Double glazed window to front,  
radiator, carpet to floor and coved  
ceiling.

#### Bedroom Four

2.33m x 2.31m (7'7" x 7'6")  
Double glazed window to rear,  
built-in wardrobes, radiator,  
laminate flooring and smooth  
coved ceiling with sunken  
spotlights.

#### Family Bathroom

Opaque double glazed windows  
and sliding to rear, panelled bath  
with central mixer taps and electric  
shower over, LLWC, heated towel  
rail, tiled flooring and smooth  
ceiling with sunken spotlights.

### EXTERIOR

## Driveway, Garage & Parking

The property is approached via a  
block paved driveway offering off  
road parking and leads to the  
integral garage which has an up  
and over and power and lighting  
fitted.

## Gardens

The rear garden is mainly laid to  
lawn with a patio area to side and  
access gate to front. The  
boundary is well stocked with  
trees and plants, providing a  
pleasant outlook from the Family  
Room.

## Important Notices

We wish to inform all prospective  
purchasers that we have prepared  
these particulars including text,  
photographs and measurements  
as a general guide. Room sizes  
should not be relied upon for  
carpets and furnishings. We have  
not carried out a survey or tested  
the services, appliances and  
specific fittings. These particulars  
do not form part of a contract and  
must not be relied upon as  
statement or representation of  
fact.

## Viewings

Strictly by appointment only  
through the selling agent Paul  
Mason Associates 01245  
382555.





**Paul Mason** Associates

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