

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		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC	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.

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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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