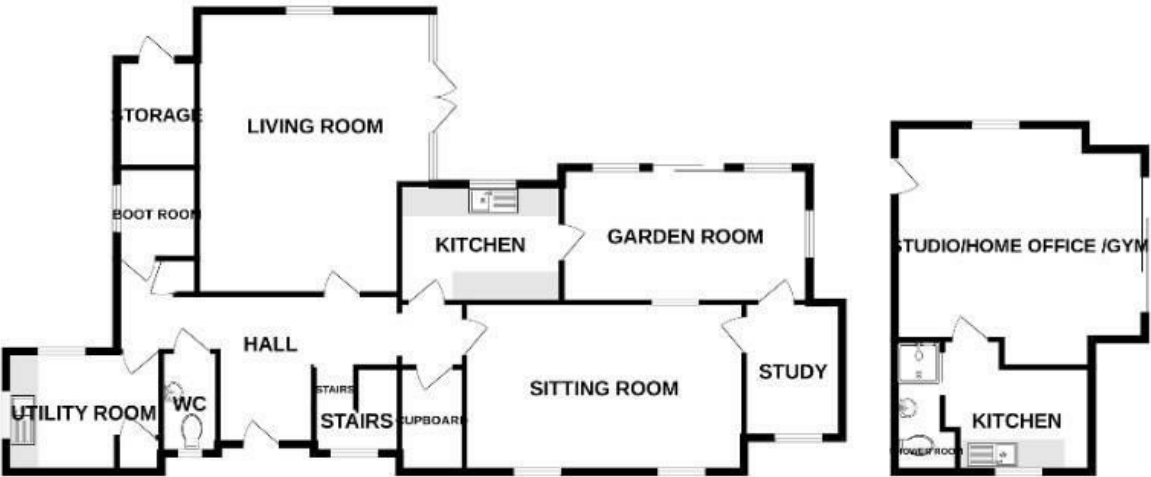


1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 sq.m.) approx.
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Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

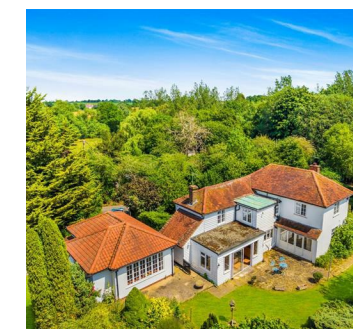
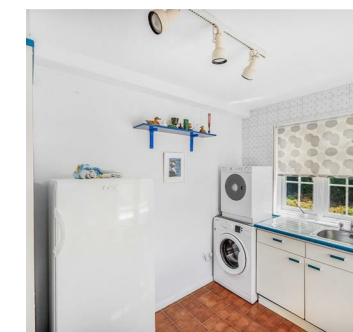
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HIGH LAVER, ONGAR, ESSEX, CM5 0DR

OFFERS OVER £900,000



HIGH LAVER ONGAR ESSEX CM5 0DR

****No Onward Chain*** Set within approximately an acre in the quiet village of "High Laver" is this impressive four bedroom detached country home offering fantastic potential to extend subject to planning permission. The property offers well-proportioned accommodation over two floors with a versatile living layout and is in need of some modernisation. Externally the property boasts a self-contained annexe, double garage, gated driveway parking, established gardens and views over open countryside.*





Garden

The grounds measure approximately an acre with various patio areas, a variety of mature shrubs, trees and flower beds. the remainder of the garden. To the front of the property is an additional driveway providing parking for two vehicles.

Double Garage With Gated Driveway

The grounds extend to approximately one acre and feature a variety of patio areas, mature shrubs, specimen trees, and well-established flower beds, creating an attractive and private outdoor setting. The remainder of the garden is predominantly lawn, offering generous space for recreation and entertaining. To the front of the property is an additional driveway providing off-road parking for two vehicles.

- Four Bedroom Detached Country Home
- Approximately 2589 Square Feet Of Accommodation
- A Studio Annexe Or Home Office
- Double Garage With Gated Driveway Parking & An Additional Driveway
- Approximately An Acre
- Three Receptions & Study
- Utility Room, Boot Room & Cloakroom
- En-Suite & Family Bathroom
- Fantastic Potential To Extend Subject To Planning Permission
- No Onward Chain

Entrance Hall
Accessed via a solid front door:- power points, telephone point, door to pantry, door to storage cupboard, stairs rising to the first floor landing, partly glazed single door to side aspect, doors to.

Cloakroom
Opaque window to front aspect, W.C, wash hand basin, radiator.

Sitting Room
19'2" x 11'0" (5.85 x 3.37)
Two windows to front aspect, feature red brick fireplace, radiator, power points, door to.

Study
9'0" x 6'5" (2.76 x 1.98)
Window to front aspect, radiator, power points, door to.

Garden Room
16'10" x 9'4" (5.14 x 2.85)
Windows to multiple aspects, sliding doors leading to the rear garden, radiator, tiled flooring, power points.

Kitchen
10'7" x 6'10" (3.25 x 2.1)
Window to rear aspect, base and eye level units with working surfaces over, inset sink with drainer unit, freestanding cooker, space for fridge/freezer, space for dishwasher, part tiled walls, tiled flooring, power points, door to.

Living Room
19'10" x 16'6" (6.06 x 5.04)
Windows to multiple aspects, French doors to side aspect, feature fireplace with timber surround & inset wood burning stove, radiator, power points.

Utility Room
Windows to multiple aspects, base and eye level units with working surfaces over, space for washing machine, space for tumble dryer, space for fridge freezer, radiator, power points, part tiled walls, tiled flooring.

Boot Room
Window to side aspect, power points, fitted bench style seat.

First Floor Landing
Feature window to front aspect, power points, doors to.





Principal Bedroom
17'8" x 14'0" (5.4 x 4.28)
Two windows to multiple aspects, a range of fitted wardrobes, two radiators, power points.

Bedroom Two
12'3" x 10'4" (3.74 x 3.15)
Window to side aspect, built-in wardrobes, radiator, power points, door to.

En-Suite
Window to rear aspect, enclosed bath with mixer taps & separate shower over, wash hand basin with vanity unit, W.C, radiator.

Bedroom Three
11'1" x 9'8" (3.39 x 2.95)
Window to multiple aspect, built-in wardrobes, radiator, power points.

Bedroom Four
9'5" x 7'8" (2.89 x 2.35)
Window to front aspect, built-in wardrobe, radiator, power points.

Bathroom
Windows to multiple aspects, radiator, enclosed bath with mixer taps, enclosed shower with glass enclosure, W.C, bidet, inset spotlights.

Studio Annexe/Home Office
9'4" x 7'0" (2.86 x 2.15)
Studio/Home Office 5.4m x 5.2m (17'8" x 17'0")
Window to rear aspect, sliding doors to side aspect, single door to side aspect, wall mounted heater, power points, door to.

Kitchen 2.86m x 2.15m (9'4" x 7'0")
Window to front aspect, base and eye level units with working surface over, inset sink with drainer, inset cooker, four ring hob, space for fridge/freezer, space for washing machine, heated towel rail, wood effect flooring, power points, door to.

Shower Room
Window to side aspect, enclosed shower, W.C, wash hand basin, wall mounted electric heater.

