Rodney Road, Ongar, CM5

BUTLER & STAG

A brand new and outstanding three bedroom, semi detached house. Built to an exceptional standard by Infinity Property and occupying a peaceful position, in the picturesque and highly desirable town of Ongar.

Freehold

Asking Price £550,000

Boasting well designed and energy efficient living accommodation arranged over two floors, with attention to detail on finish and energy efficiency evident throughout, including air source heat pumps and underfloor heating to the ground floor resulting in lower heating bills and a reduction of carbon emissions.

The fully fitted kitchen from a local manufacturer will include Bosch appliances and Quartz Countertops. The ground floor will be laid in Amtico flooring and bedrooms carpeted in soft neutral tones. Modern tiled Bathrooms with fitted under sink storage units supplied by Saneux Bathrooms.
Two allocated parking spaces per property with EV charging facility and the added benefit of a 10 Year Buildzone Warranty.

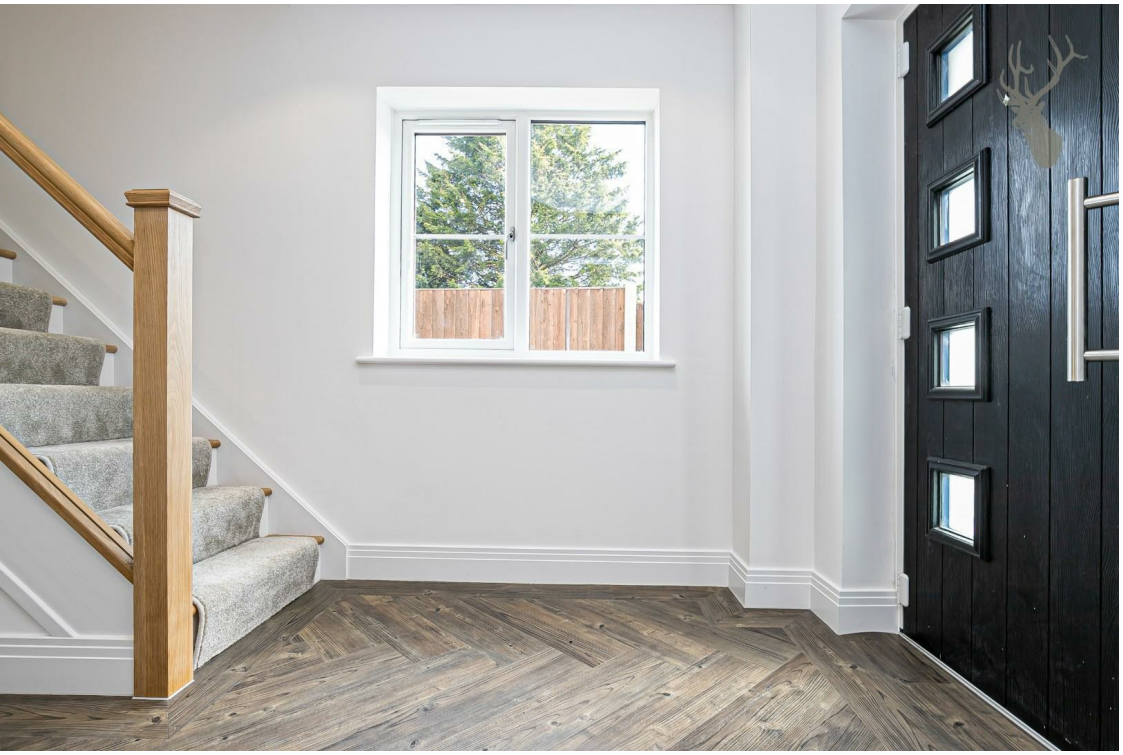
Accommodation comprises, an inviting entrance hall, formal living room, guest cloakroom, utility room and stunning kitchen/dining/ living room to the rear with feature island and bi-fold doors out to the rear garden.

The first floor hosts three bedrooms, the master enjoying a superb en-suite shower room and the family bathroom. Handy storage in the loft is accessed above.

Externally, the property benefits from two parking spaces and a secluded, low maintenance rear garden with patio and lawn.

Chipping Ongar is a small market town offering a wide range of shops, restaurants and other amenities, located 5 miles east of Epping, 6 miles north west of Brentwood and 12.5 miles west of the city of Chelmsford.
Excellent choice of schools nearby both state and private. There is also good access to the A414, A12, M11 and the M25.

NB. Internal finishing may differ for each plot.



Kingston Gardens, CM5

Approx. Gross Internal Area 1315 Sq Ft - 122.16 Sq M

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LAND & NEW HOMES

Ground Floor
Floor Area 772 Sq Ft - 71.72 Sq M

First Floor
Floor Area 543 Sq Ft - 50.44 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below

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