



Rodney Road, Ongar, CM5

BUTLER  STAG



COMING SOON register your interest now for December 2021 completion.

A brand new and outstanding three bedroom, detached bungalow. 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 £595,000

Boasting well designed and energy efficient living accommodation, 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 open plan living area 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.

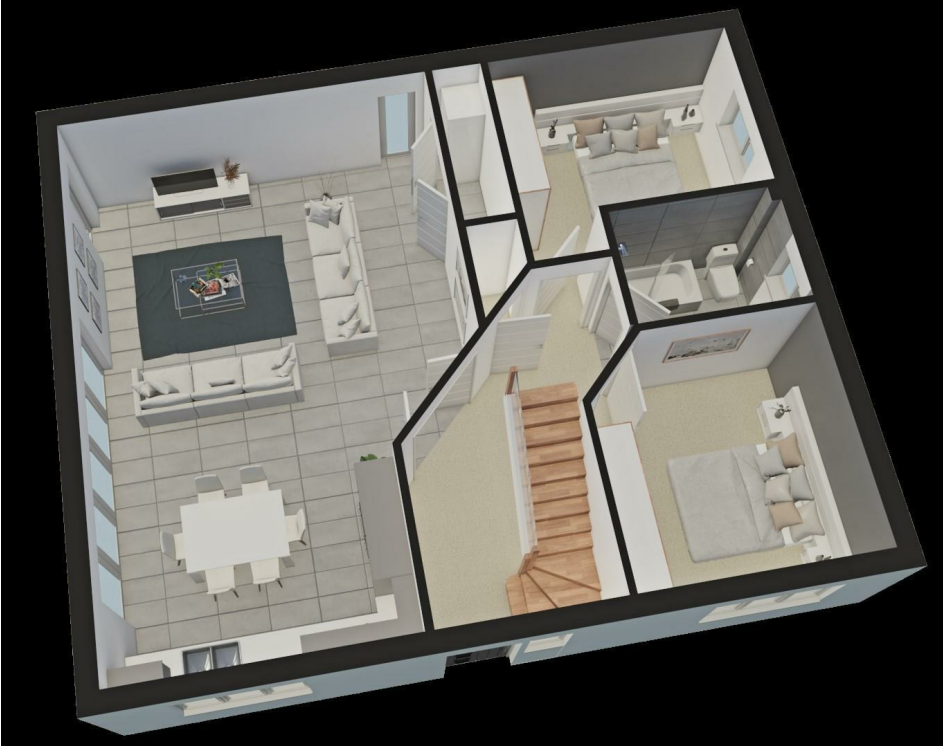
Accommodation comprises, two bedrooms, an inviting entrance hall, guest cloakroom, utility room and stunning kitchen/dining/ living room to the left with feature bi-fold doors out to the rear garden.

The first floor hosts the master bedroom enjoying a superb en-suite shower. Handy storage makes up the right hand side.

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.

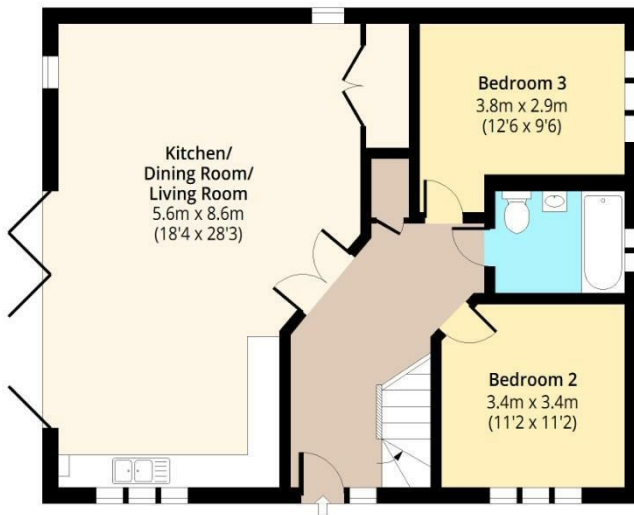


Kingston Gardens, CM5



Ground Floor

Approx. 90.30 Sq. meters (972 Sq. feet)



First Floor

Approx. 46.28 Sq. meters (498 Sq. feet)



Total area: approx. 136.58 Sq. meters (1470 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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IMPORTANT NOTICE - These particulars have been prepared in good 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 and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.