



14 Crown Mews

£965,000

**MEACOCK & JONES**



An immaculate modern home of quality enjoying a very convenient and peaceful mews setting; in the heart of Ingatestone village. The house has recently undergone a stylish renovation programme and is being sold by sole agents Meacock & Jones with vacant possession. Internally there are three double bedrooms supported by two bathrooms. On the ground floor is a sitting room, study, cloakroom, utility room and a large high-end kitchen to the rear of house provides access onto the terrace and low maintenance garden. The property is set well-back off the high street at the very end of the development, a short walk to the shops, train station and the amenities this ever popular and very pretty village offers. NO ONWARD CHAIN.

- Modern detached home of quality
- 3 Double bedrooms
- 2 Luxury bathroom suites
- 2 Reception rooms
- High end kitchen
- Cloakroom & utility room
- Recently upgraded throughout
- Ultra convenient & highly sought after mews setting
- Excellent lock-up & leave home
- Private low maintenance rear garden



**Accommodation comprises:**

**Entrance Hallway**

With an Amtico floor running throughout and a staircase ascending to the first-floor level. Understair cupboard housing the underfloor heating mechanisms, comms and meters.

**Cloakroom**

With a modern white suite and a continuation of the Amtico floor. Low level wc, and a wall mounted hand basin with storage cupboard below. Window to front aspect fitted with a pavilion shutter.

**Study 11'4" x 6'4" (3.47 x 1.95)**

A very good office room with a window to the side elevation providing natural light, fitted pavilion shutter, underfloor heating and an Amico floor running throughout.

**Sitting Room 16'5" x 11'4" (5.01 x 3.47)**

Situated at the front of the house with a walk-in bayed window to the front elevation, this is a double aspect room with both windows fitted with pavilion shutters. Underfloor heating.

**Utility Room 7'3" x 3'10" (2.23 x 1.18)**

Window to side elevation with fitted pavilion shutter. Wall mounted boiler serving the gas and water supply. Space and plumbing for the washing machine and tumble dryer. Fitted shelving, continuation of the Amtico floor.

**Kitchen/Dining Room 19'7" x 11'3" (5.97 x 3.43)**

Located to the rear of the property overlooking the terrace and private garden. Fitted high end kitchen installation with cabinetry in light grey with a matching Amtico floor and Quartz worktops. This is a very well-appointed room with bi-folding doors which provide a wide access point into the garden. A full range of Siemens appliances are included and there is ample room for a large dining table.

**Galleried First Floor Landing**

Of good proportions, airing cupboard with fitted shelving for linen.

**Bedroom One 14'5" x 11'2" (4.41 x 3.41)**

Window to rear elevation with fitted pavilion shutter, radiator under.

**Ensuite Shower Room**

Luxuriously appointed en-suite with a walk-in wet room style fully tiled shower cubicle. Chrome fittings including a handheld shower attachment and a drencher head above. Porcelain tiling throughout. Heated towel rail ladder. Wall mounted hand basin with storage cupboard below. Medicine cupboard above.

**Bedroom Two 11'5" x 10'5" (3.50 x 3.20)**

Window to front aspect with fitted pavilion shutter.

**Bedroom Three 14'5" x 7'11" (4.40 x 2.43)**

Window to rear aspect with fitted pavilion shutter. Access to the loft.

**Bathroom**

Luxuriously appointed bathroom suite with a deep shower bath and a chrome drencher head and handheld shower attachment. Low level wc. Wall mounted hand basin with storage cupboard below and medicine cupboard above. Porcelain tiling to walls and floor. Window with fitted pavilion shutter. Chrome towel rail ladder.

**Externally**

**Rear Garden**

Commencing with a broad terrace stretching for the majority of the width of the plot and this gives way to a lawned garden, raised railway sleeper beds for low maintenance surrounded by high hedging, feature trees for privacy. External electricity and water points.

**Driveway & Front Garden**

With driveway hardstanding for 2 large vehicles, and

space for visitors, with a ornamental front garden area.





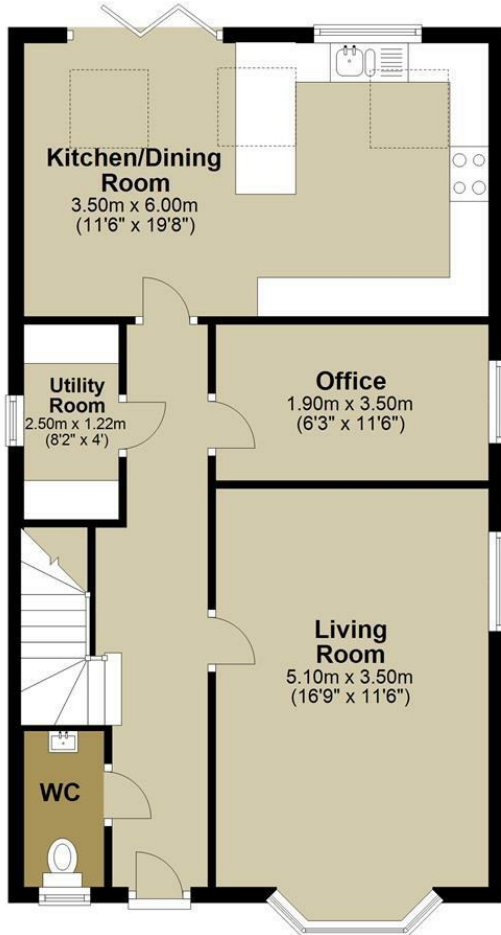






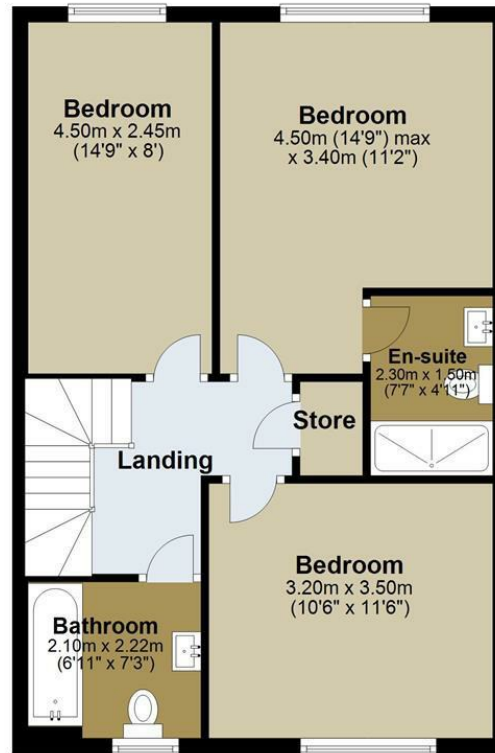
## Ground Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



## First Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



Total area: approx. 119.7 sq. metres (1288.6 sq. feet)

**Crown Mews**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	