



PERIOD
HOMES



Fryerning Lane
Ingatestone Essex CM4 0DA
Guide Price £1,200,000

Fryerning Lane, Ingatestone, Essex CM4 0DA

OFFERED WITH NO ONWARD CHAIN

VICTORIAN - A substantial detached five bedroom home in the very heart of Ingatestone, tucked just off the High Street, offering a sumptuous detached annexe arranged over two floors, and a large gated driveway.

Fully refurbished by the present owners, the property offers a welcoming hallway and a fabulous spacious arrangement of entertaining space, with a choice of reception, family and dining rooms. The kitchen is of a great size and well-fitted with shaker units, plus a separate utility room and cloakroom/WC. To the first floor there are four bedrooms, the master having a five-piece en-suite, plus a modernised family bathroom.

The property has the benefit of historic planning to enlarge. The present owners have advised that this can be re examined which will lead to a greater footprint particularly on the ground floor.

Parking is provided via the driveway for several vehicles, with gated side access to the rear garden, which offers a good degree of privacy and screening due to the careful planting of hedging, plus artificial lawn and planting borders.

Located in a prominent position within Ingatestone village, close to the High Street shops and amenities, and also within walking distance of the mainline railway station and the three popular & well-reputed schools.







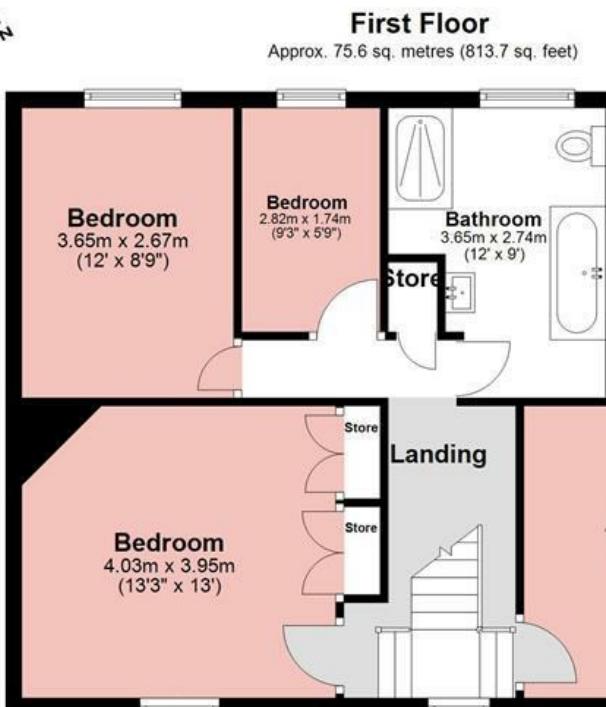
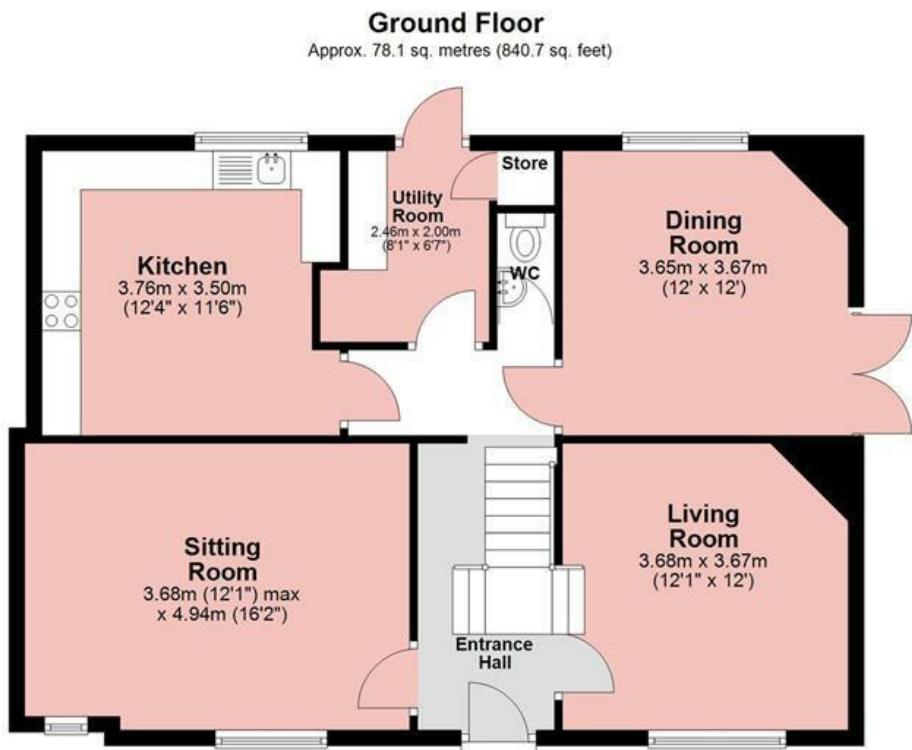


FRYERNING LANE

Approx. Gross Internal Area 193.7 Sq M (2084.9 Sq Ft)



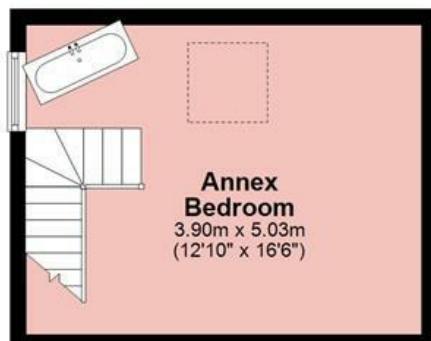
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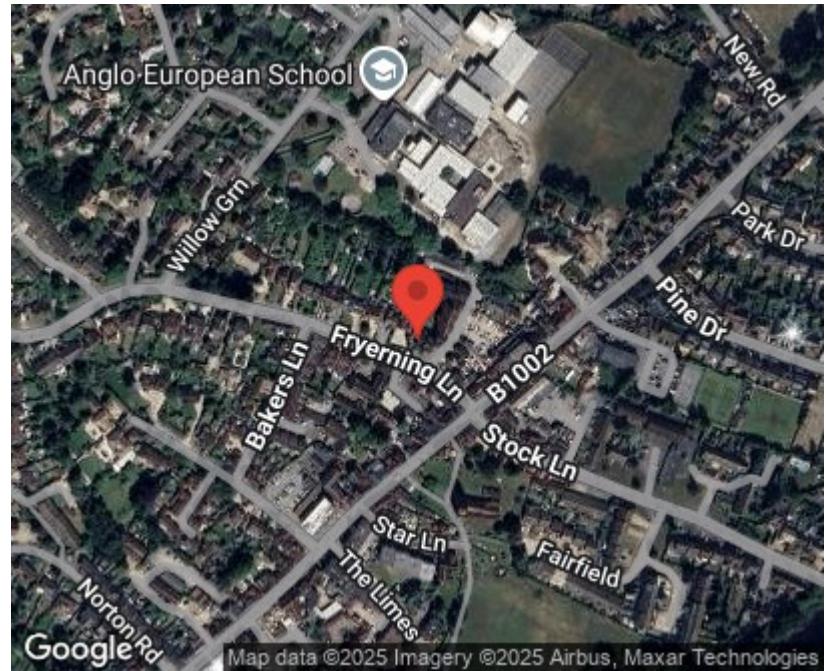
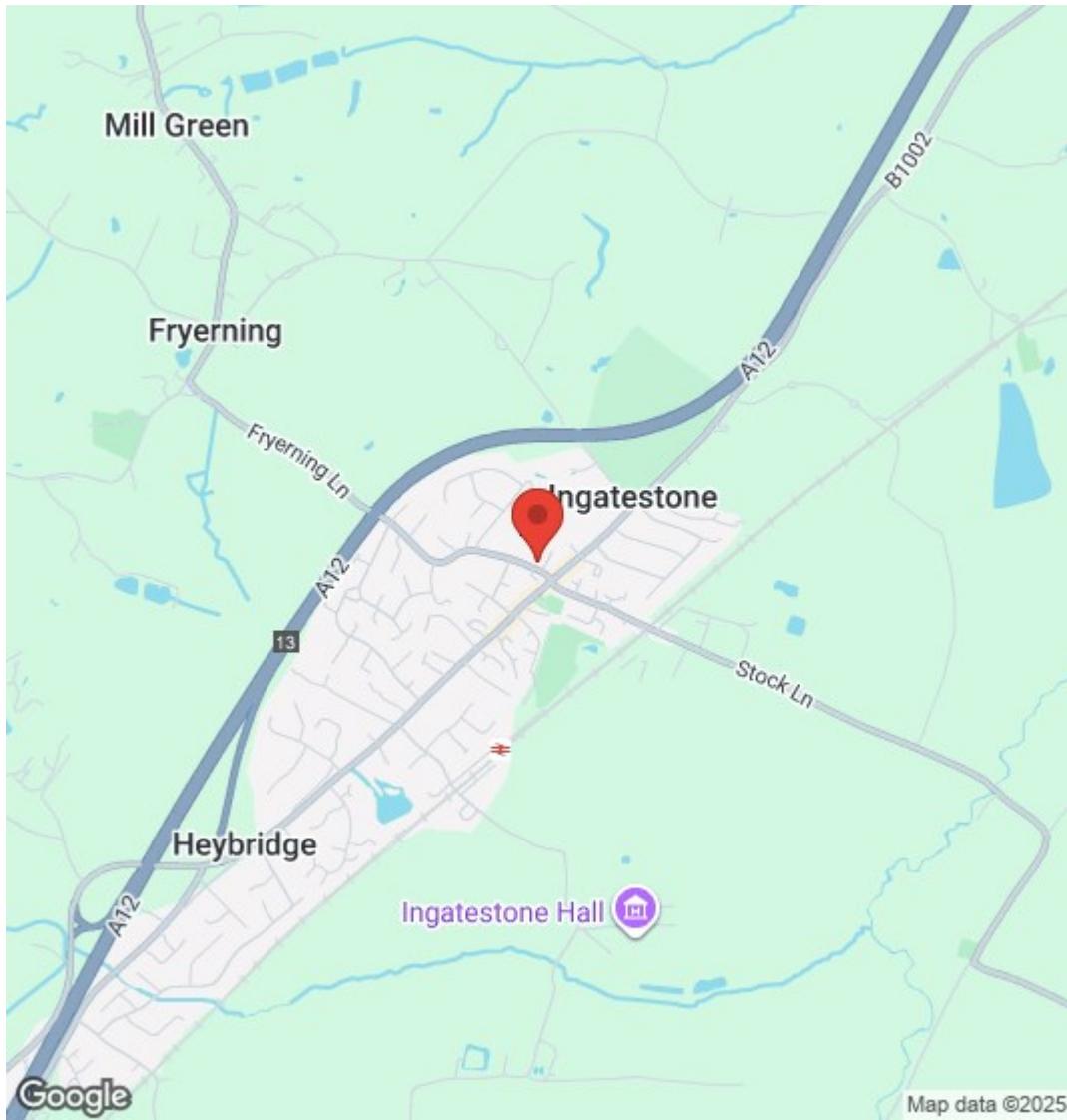
Annex Ground Floor
Approx. 20.4 sq. metres (219.3 sq. feet)



Annex First Floor
Approx. 19.6 sq. metres (211.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
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INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION - PROFESSIONAL SERVICE

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