



PERIOD
HOMES



Fryerning Lane
Ingatestone Essex CM4 0DD
Offers In Excess Of £650,000

Fryerning Lane, Ingatestone, Essex CM4 0DD

Situated in the heart of Ingatestone this charming period home dating back to 1919, offers character features throughout to include high ceilings, attractive fireplaces and an exposed brick entrance porch with heritage tiling.

Downstairs commences with a double reception room complete with working wood-burner and exposed floorboards, leading into a handmade, classic 'Neptune' kitchen enjoying views over the impressive 170 ft rear garden.

On the first floor, you'll find two well-proportioned double bedrooms - both with built-in wardrobes - along with a large family bathroom. The top floor is dedicated to the principal bedroom, complete with a generous en suite bathroom and ample eaves storage.

Externally, the property benefits from off-street parking for three vehicles. The expansive rear garden, rarely found in this central location, also includes a garden office and a large storage shed.

It is worth noting that the sellers obtained planning permission in 2023 for a single-storey rear extension designed to square off the kitchen at the rear of the property.

Ideally positioned close to the High Street, excellent schools, and the mainline station with direct services to London Liverpool Street, this is a rare and desirable opportunity.









Fryerning Lane

Approx. Gross Internal Area 115.0 Sq M (1237.9 Sq Ft)



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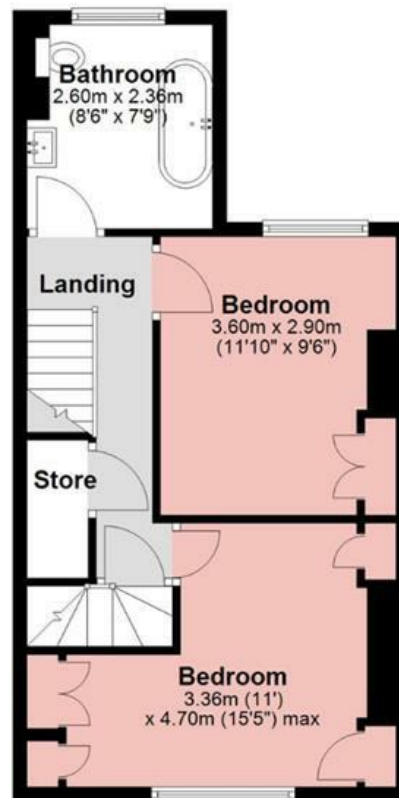
Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



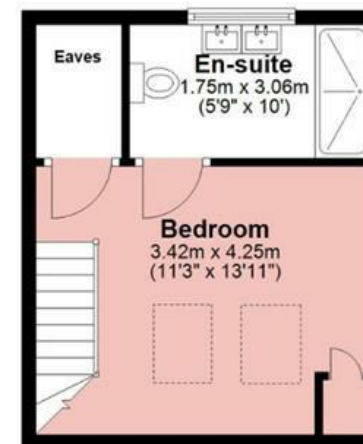
First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Second Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



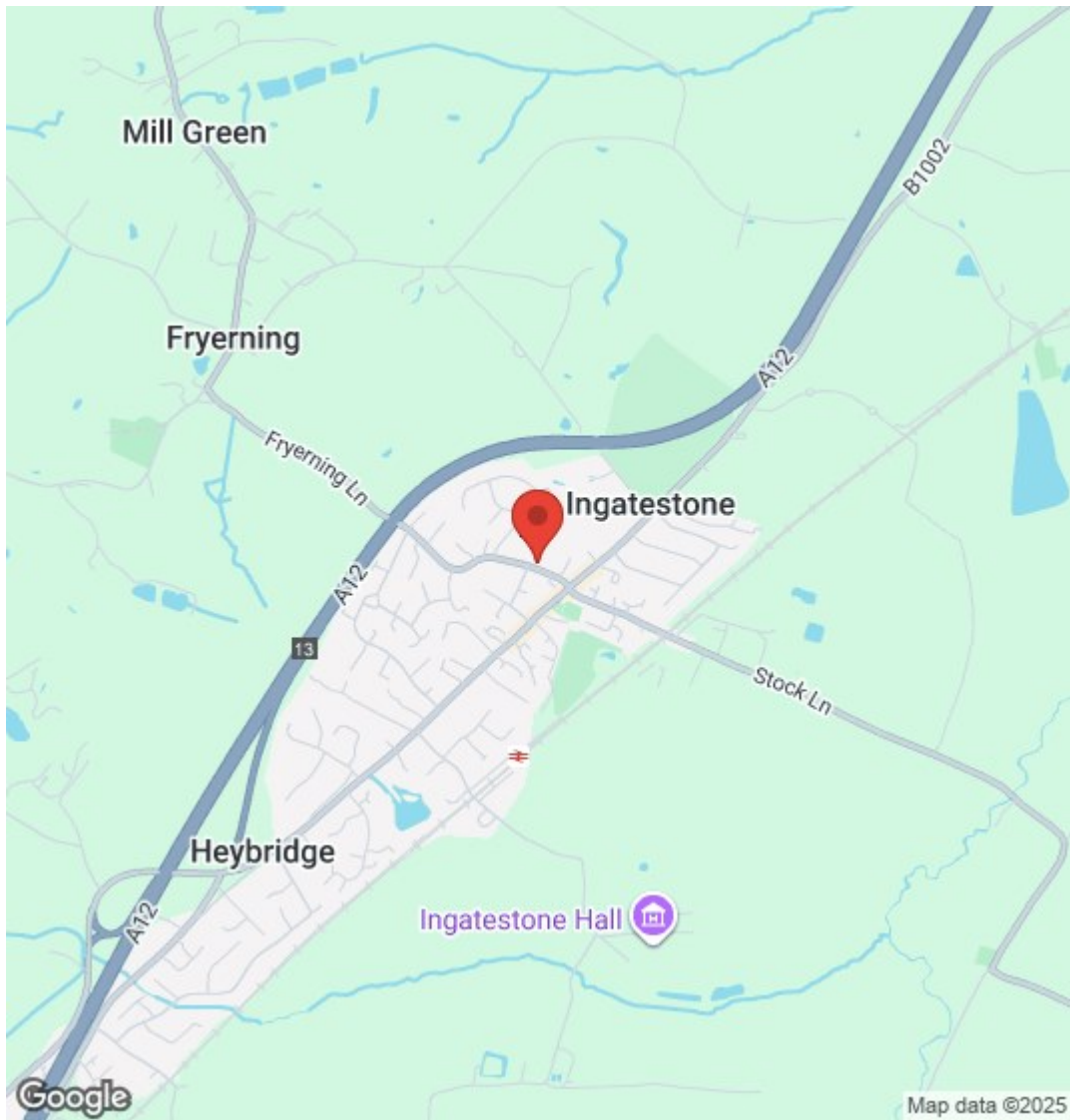
Outbuilding

Approx. 9.7 sq. metres (104.3 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

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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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