



Back Lane
Fryerning, Ingatestone CM4 0HR
Guide Price £1,150,000

Back Lane, Fryerning, Ingatestone, CM4 0HR

A rare and exciting opportunity to extend or re-develop this detached house, set on a private plot of circa 1/3 of an acre in the heart of prime Fryerning.

Set back centrally in the plot - and not visible from the road - this discreetly positioned home offers superb potential to design a home to your own specification in one of the most desirable locations in Essex and the South East.

Peace and privacy are coupled with the convenience of being able to walk to Ingatestone village from this side of Fryerning, bringing the vibrant High Street and mainline station within easy reach, on foot or by car. Countryside walks are just on the doorstep, with The Cricketers and The Viper pubs and restaurants also within walking distance.

Prospective buyers are advised to make their own planning investigations, and unconditional offers are sought for the vacant possession of this freehold property.

Council Tax: Band G

All mains services connected.



Rye Cottage

Approx. Gross Internal Area 171.4 Sq M (1845 Sq Ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	79

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	

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.

© @modephotouk www.modephoto.co.uk

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

www.walkersestates.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

