



Court View
Ingatestone Essex CM4 9AW
£390,000

Court View, Ingatestone, Essex CM4 9AW

A spacious and beautifully presented two-bedroom home within walking distance of Ingatestone village, schools, and mainline railway station. The home benefits from both a good-sized front and rear garden and a covered car port to the rear of the garden, parking for one vehicle. Planning permission previously approved for a loft conversion with dormer windows to create a third bedroom with en-suite bathroom - Ref - 19/00459/FUL - Brentwood Borough Council.

The ground floor accommodation comprises of an entrance hall through to an attractive kitchen/dining area, a large pantry/storage cupboard with French doors opening to patio and rear garden. The kitchen has been recently renovated with a good range of high-quality kitchen cabinetry, stylish work-surfaces, and some integrated appliances. A ground floor cloakroom from the hall completes the downstairs living space.

To the first floor there are two good size double bedrooms, both with excellent space for wardrobes/storage. Both bedrooms are served by the well-appointed three-piece family bathroom including a shower over the bath.

The garden offers great recreational family space commencing with a good size paved patio area and gated access to the back of the property. The remainder laid to lawn with a garden shed, we understand to remain.

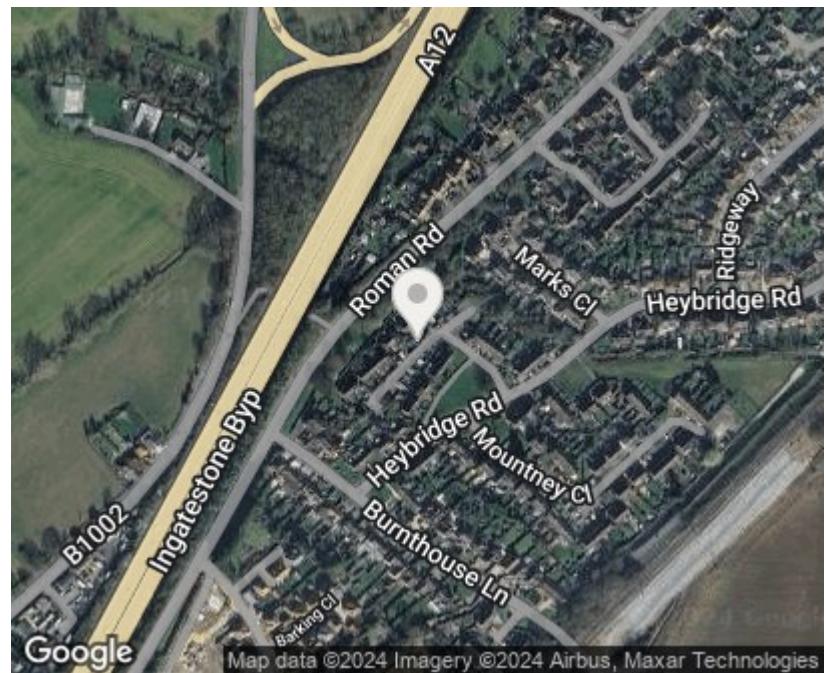
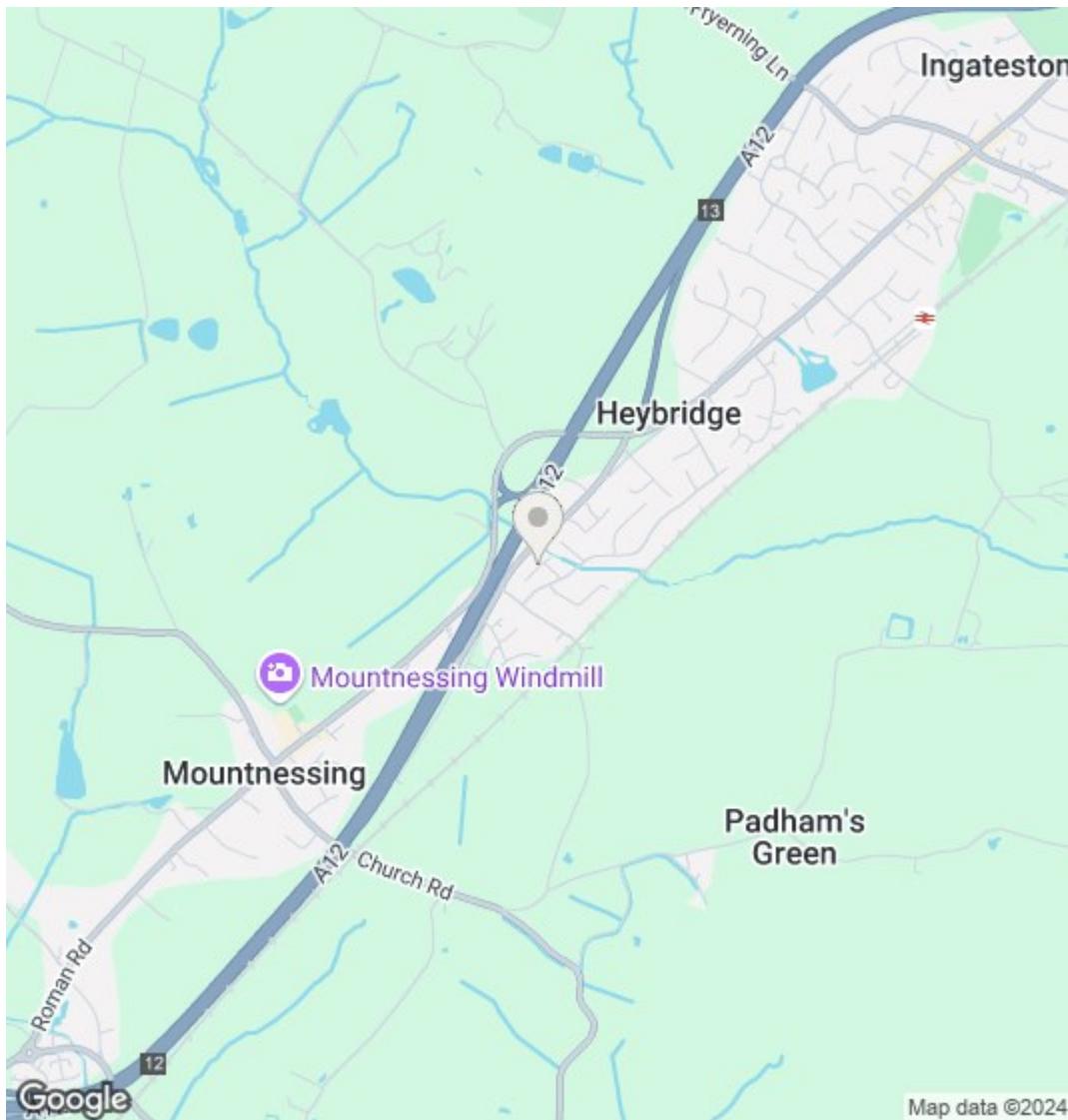












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	62
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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