



Mountney Close  
Ingatestone CM4 9AP  
£450,000



# Mountney Close, Ingatestone, CM4 9AP

GUIDE PRICE £450,000-£475,000

Situated in a sought after cul-de-sac location, this beautifully refurbished three bedroom house provides good size, well-presented accommodation comprising two reception rooms a bright entrance hall, modern kitchen, and attractive garden.

The ground floor commences with a hallway with stairs leading to the first floor and a door into the lounge. The flooring throughout the house has been upgraded by the current owners with a feature fireplace and log burner installed in the lounge. There is a generously sized dining room with double doors to the rear garden and a utility cupboard and WC. The well fitted kitchen is found at the back of the home with a range of wall and base units and sliding doors again leading to the garden.

To the first floor are three bedrooms and a family shower-room, which has also been upgraded. Externally, the property offers a good size rear garden commencing with a large decked patio area and benefits from being unoverlooked. There are two sheds to the side of the home and an EV charging point.

The frontage has been paved and there is residents parking to the front.

Ideally situated within walking distance of Ingatestone Mainline Railway station and with access to the A12 and local schools/shops.











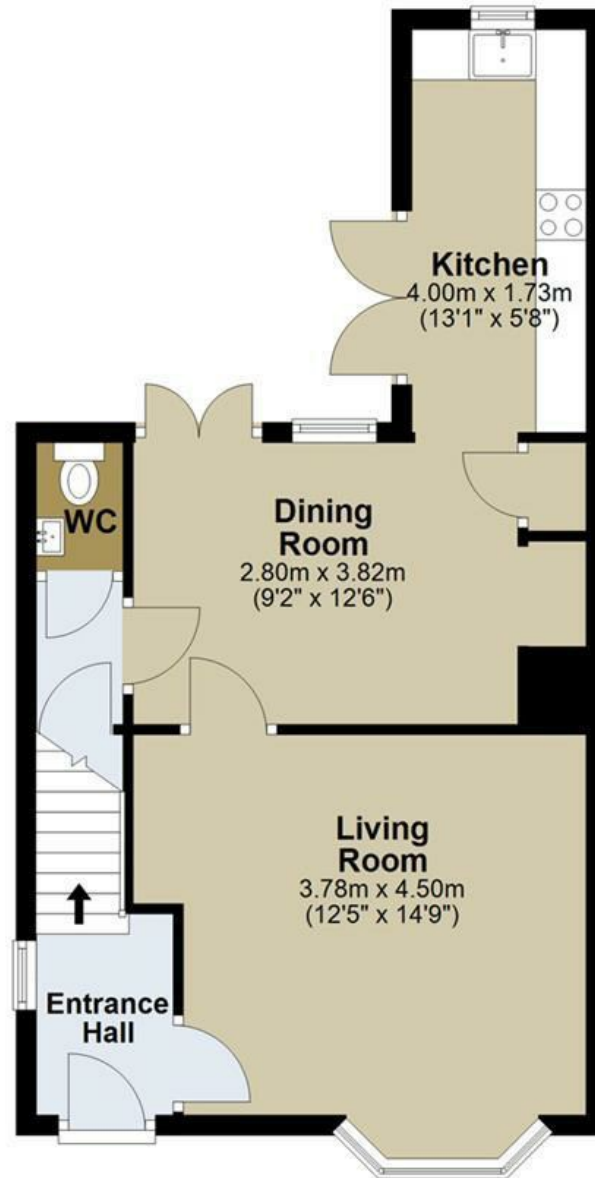






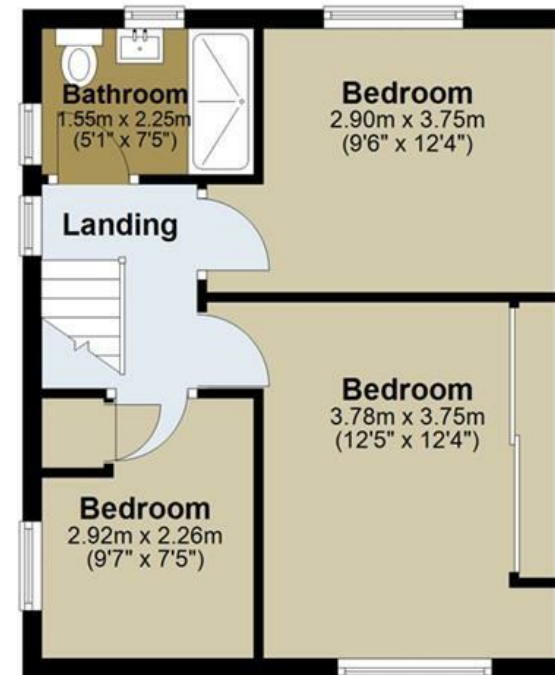
## Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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