



**Austen Drive**  
**Ingatestone CM4 9FB**  
**£625,000**

## Austen Drive, Ingatestone, CM4 9FB

Situated just moments from Stock's picturesque High Street, this semi-detached home offers an attractive façade, generous living space, off street parking and a private courtyard garden.

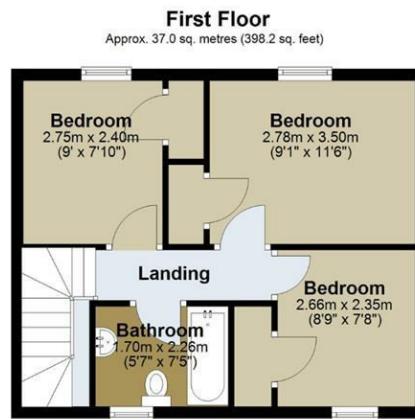
Downstairs accommodation comprises a kitchen, spacious living/dining room leading on to the utility room and WC.

Upstairs are three well-proportioned bedrooms, all with built-in cupboards, as well as a spacious bathroom.

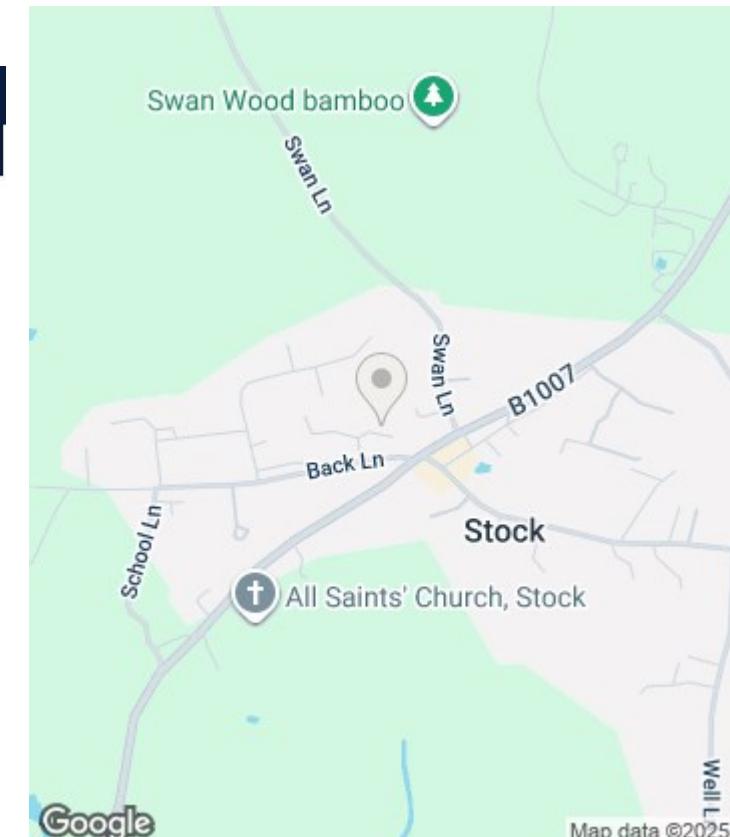
Outside, the rear garden is fully paved for low-maintenance upkeep, while the front of the property features a generous block-paved driveway, bordered by mature hedges.

This delightful home presents a rare opportunity to live in the centre of a vibrant village community, with easy access to Chelmsford and Billericay, excellent schools, and fast transport links into London.





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	84
(81-91)	B	
(69-80)	C	70
(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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