



The Heythrop
Ingatestone Essex CM4 9HG
Guide Price £825,000-£850,000

The Heythrop, Ingatestone, Essex CM4 9HG

GUIDE PRICE £825,000 - £850,000

Located in this ever popular and quiet cul-de-sac within walking distance of Ingatestone mainline railway station, village amenities and well-respected local schooling is this well-appointed four-bedroom detached family home. Offering balanced accommodation with the added opportunity (subject to planning permissions being obtained) of being able to extend and personalize if required.

The property is well set back but in a prominent position in the road and approached by a deep driveway, providing parking for several vehicles and in addition leading to the integral garage and a pleasing well-tended front garden. On entering the home, you are welcomed into a bright entrance hallway, oak internal doors coordinate with the oak style flooring with fitted storage cupboards and door into the ground floor cloakroom. The sitting room is bathed in light being dual aspect and having a feature fireplace with inset multi-fuel stove. The sitting room extends into the summer room with large picture windows enjoying views across the gardens and a door onto the patio area. The ground floor is completed by a good size kitchen/breakfast room. Fitted with an extensive range of high-quality kitchen cabinetry, Rangemaster oven with extractor canopy over and some integrated appliances. Two windows enjoy views across the gardens and a door to the side leads to the utility area and covered entrance to the garage.

To the first floor there are four double bedrooms the principal bedroom enjoys views across the front elevation and has fitted clothes storage. Bedroom four enjoys access onto the balcony and views across the gardens. The bedrooms are served by the newly renovated three piece family bathroom with elegant bath and complementary metro style tiling.

To the exterior the garden is southerly facing, unoverlooked and commences with a paved patio which extends to the side of the home with gated access to the front driveway. The garden has a large central lawn with mature planted boundaries, which provide both year round colour and interest and a wonderful tree lined vista beyond. The garage which can be accessed from the utility area, has power and lighting together with door to the front driveway. Without question this a wonderful family home in a convenient and highly desirable location, which needs to be viewed to appreciate the size and level of accommodation on offer. We expect a high demand for viewings and therefore recommend you call Tania at your earliest convenience to arrange professional accompanied viewing.





ENTRANCE HALL

SITTING ROOM

19'2 x 11'10 (5.84m x 3.61m)

SUMMER ROOM

11'1 x 8'11 (3.38m x 2.72m)

KITCHEN

14'11 x 8'10 (4.55m x 2.69m)

UTILITY ROOM

W/C

GARAGE

18'2 x 9'4 (5.54m x 2.84m)

FIRST FLOOR LANDING

BEDROOM ONE

17'1 x 13'2 (5.21m x 4.01m)

BEDROOM TWO

10'3 x 9'0 (3.12m x 2.74m)

BEDROOM THREE

11'11 x 9'10 (3.63m x 3.00m)

BEDROOM FOUR

11'11 x 9'0 (3.63m x 2.74m)

BALCONY

BATHROOM

REAR GARDEN





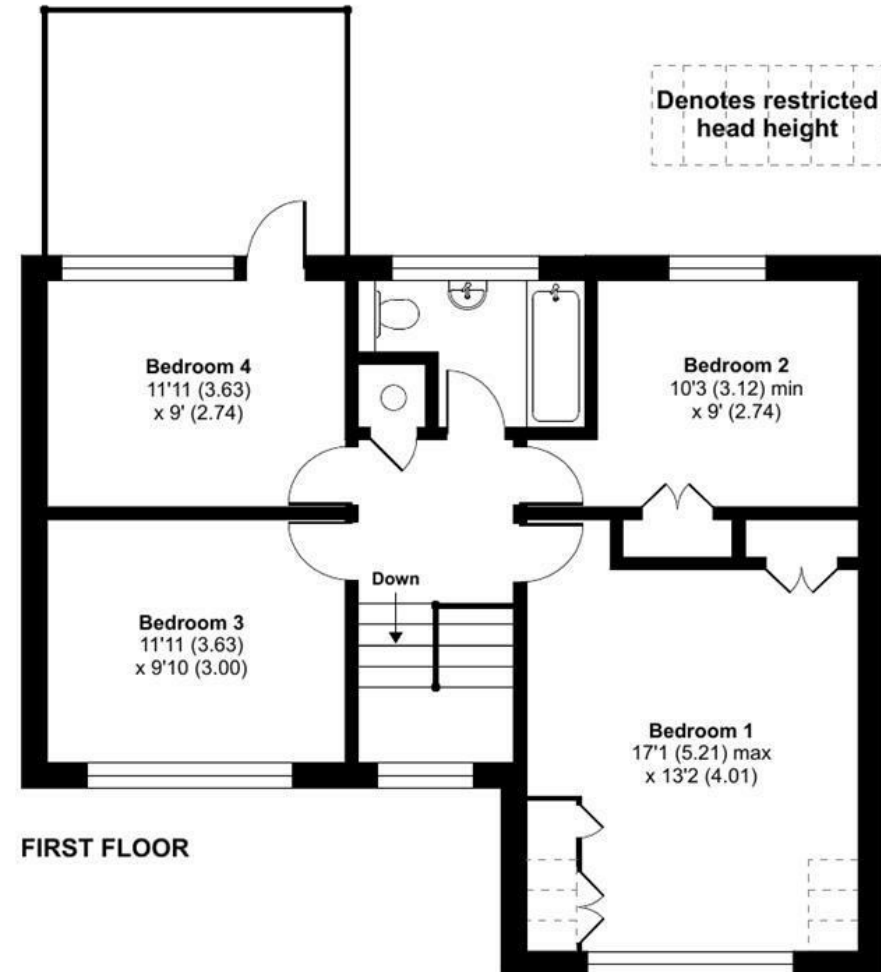
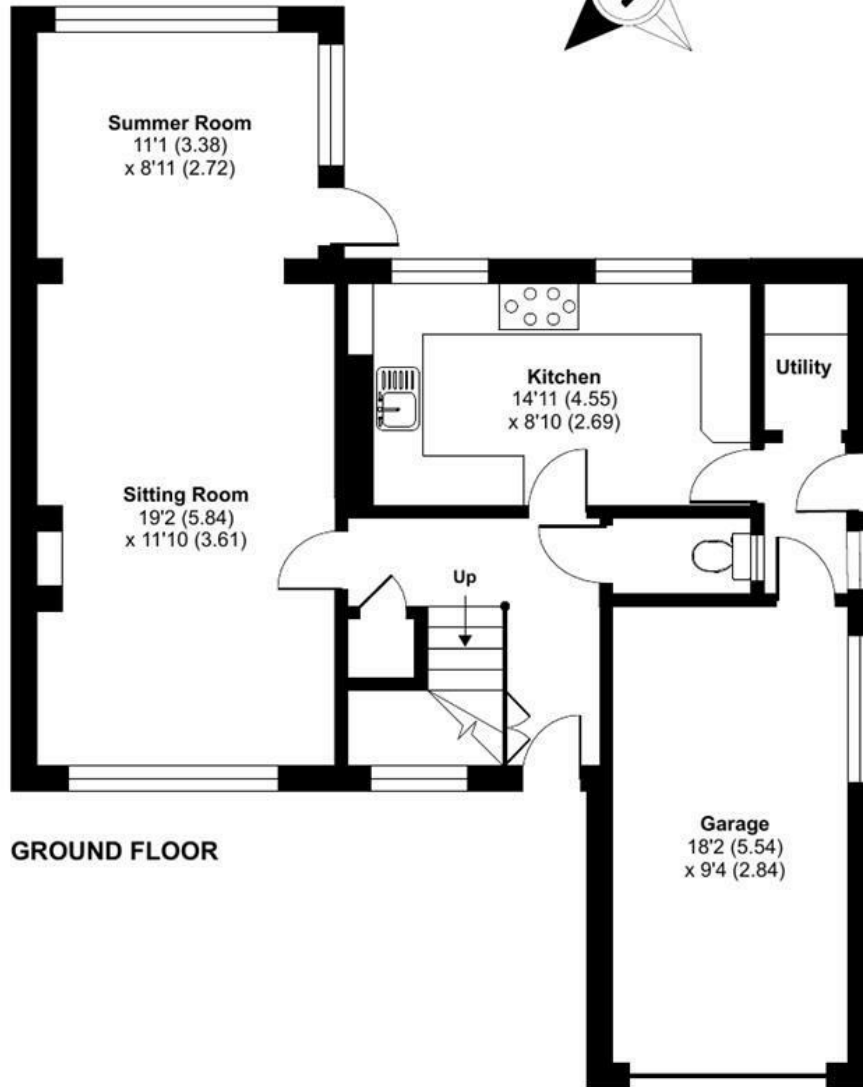
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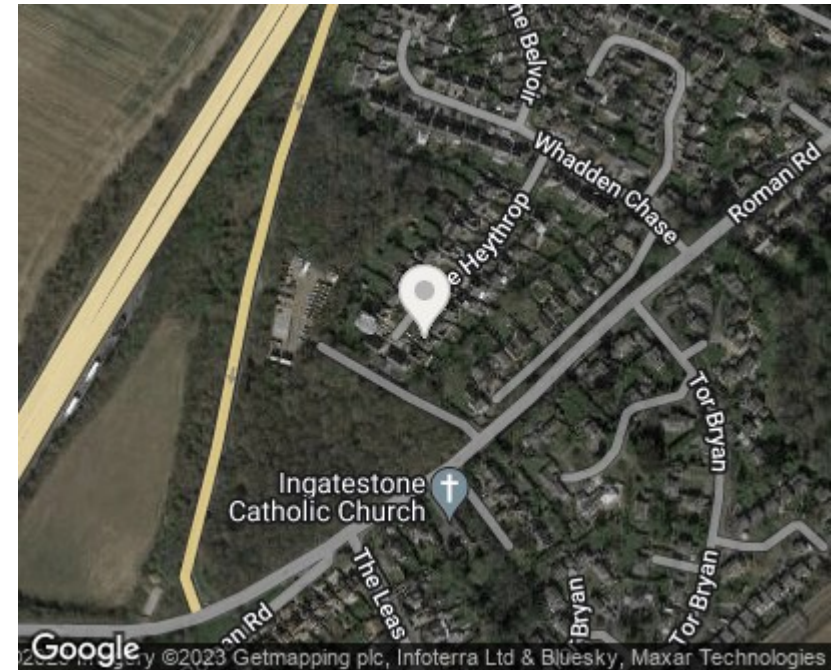
Approximate Area = 1540 sq ft / 143.1 sq m (includes garage)

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1554 sq ft / 144.4 sq m

For identification only - Not to scale





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	78

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 355005 TO ARRANGE A VIEWING

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