



Willow Green  
Ingatestone Essex CM4 0DQ  
£975,000

## Willow Green, Ingatestone, Essex CM4 0DQ

A fantastic opportunity to acquire this wonderfully spacious detached family home. Located within the highly sought after Willow Green is this well-appointed and versatile four-bedroom detached home. Situated in a fantastic position within walking distance of Ingatestone village centre & main line Railway Station this property is close to all local amenities.

Commencing with a welcoming bright entrance hallway leading into the dual aspect sitting room, with red brick fireplace and double doors which lead to rear garden. This reception room offers versatile living accommodation with an additional, separate space which the current owners use as an office. A further reception space is located from the hall to the right of the property which could be utilised as a formal dining space or playroom for a growing family. The kitchen is fitted with a good range of wall and base units, some integrated appliances, with double oven, electric hob & extractor canopy over. From the kitchen there is access into a convenient utility room, with further storage and space for a small table and chairs. An integral door into the garage, utilised by the current owners as a home gym and a further side door leads to the garden. A ground floor cloakroom completes the ground floor living accommodation.

To the first floor there are four bedrooms, the principal bedroom offers an en-suite bathroom with a separate shower and a built-in storage cupboard. A further two good sized double bedrooms and one single bedroom which could be used as a home office. The family bathroom, with a four-piece suite, completes the first-floor accommodation.











**Ground Floor**

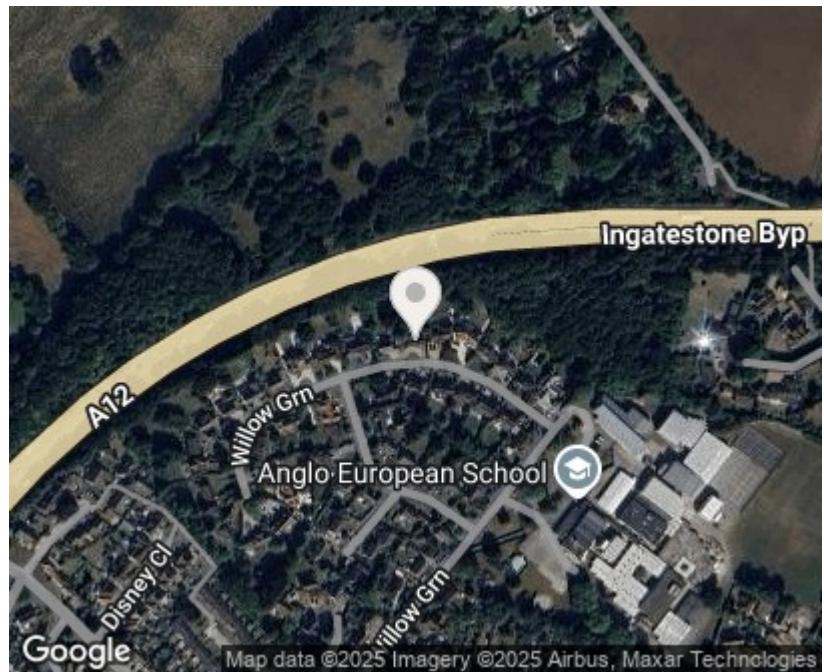
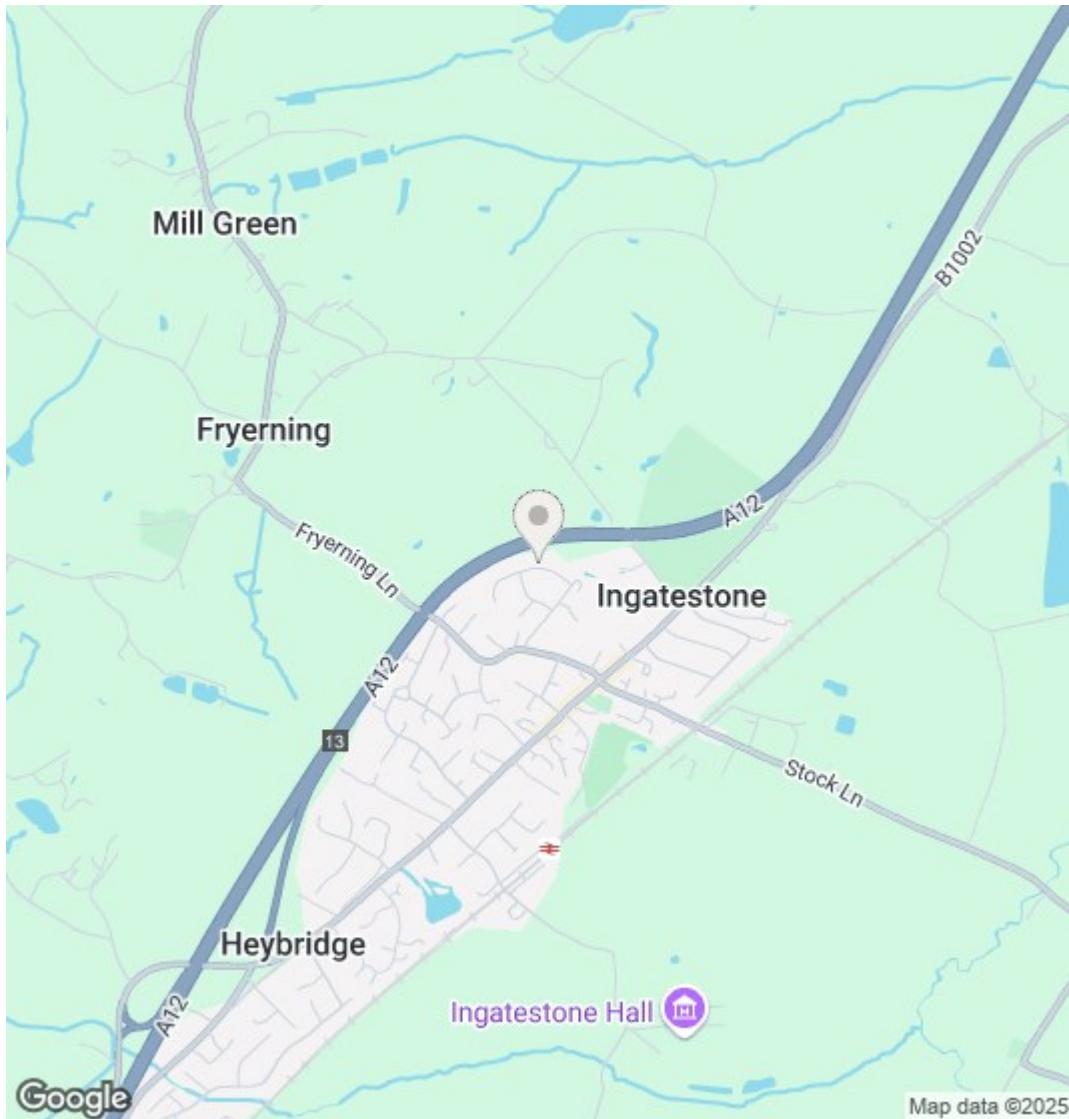
Approx. 109.3 sq. metres (1176.5 sq. feet)



**First Floor**

Approx. 70.0 sq. metres (753.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G	73	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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