



Heybridge Road  
Ingatestone Essex CM4 9AQ  
£625,000



## Heybridge Road, Ingatestone, Essex CM4 9AQ

Located in a sought after residential road within walking distance of Ingatestone mainline railway station and under one mile to Ingatestone High Street. This beautifully spacious three bedroom semi detached family home has been thoughtfully extended to the ground floor.

The ground floor commences with a spacious entrance hallway with stairs to first floor and leading to reception rooms. The main living space is open plan with a lounge area to the front boasting an original bay window, with space efficient sliding doors to give privacy from the kitchen and dining area. The kitchen area was extended in 2013 and now offers underfloor heating. The extension is flooded with light from the glass lantern and the bi-fold doors which lead out onto the patio and garden. The kitchen oozes quality with a range of Siemens appliances and a seamless handleless high gloss kitchen giving the ultimate modern family living.

To the first floor there are three good size bedrooms, with fitted wardrobes to the master bedroom and a newly fitted four piece family bathroom.

To the rear of the property the private garden is south easterly facing so benefits from the morning and afternoon sun. There is a detached garage which has been partially converted, now offering a home office with the remainder used for storage.

To the front of the property there is a recently block paved driveway offering ample parking.

Offered with NO ONWARD CHAIN, viewing highly recommended.













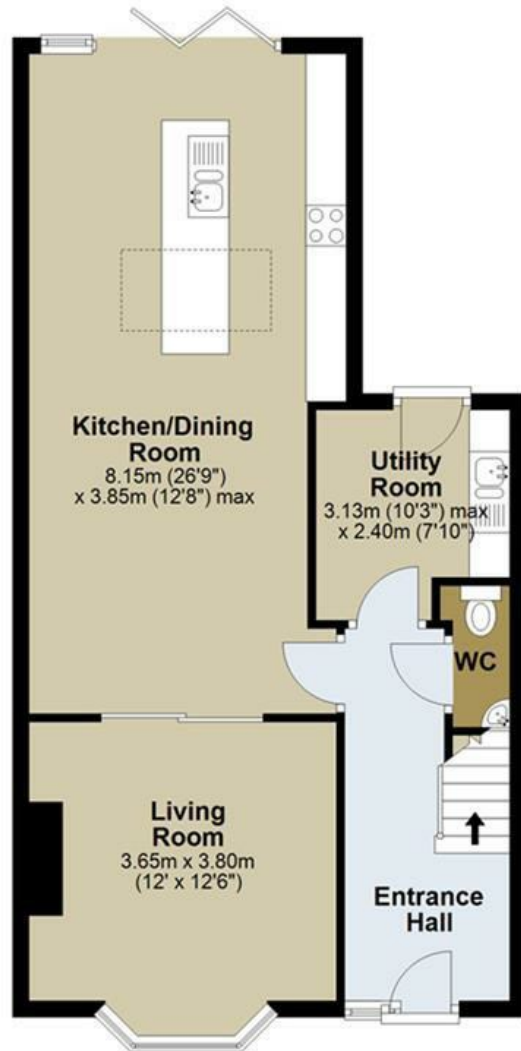






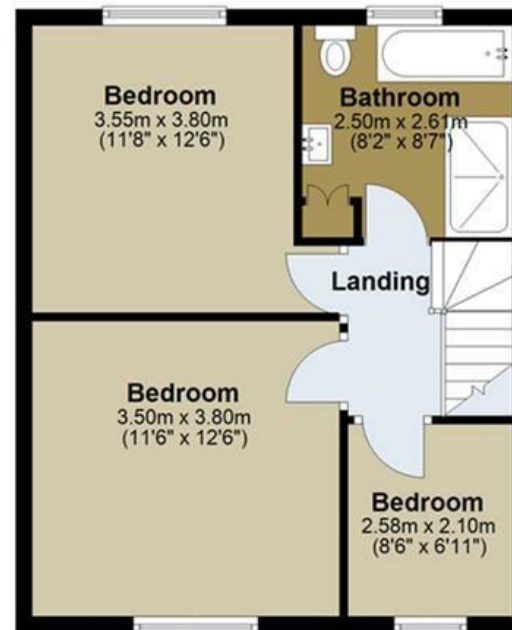
### Ground Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



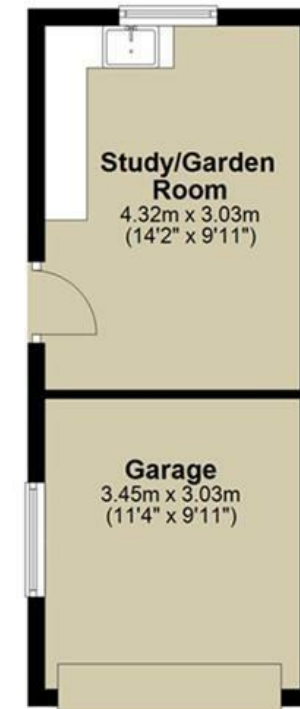
### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)

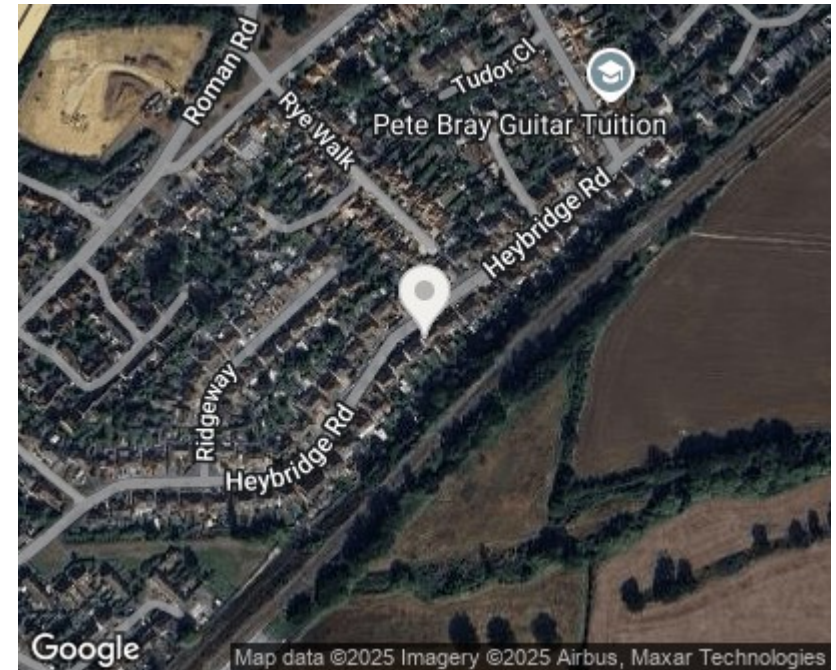


### Outbuilding

Approx. 23.8 sq. metres (256.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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