



Avenue Road  
Ingatestone Essex CM4 9HB  
Guide Price £2,100,000



## Avenue Road, Ingatestone, Essex CM4 9HB

Offering over 4,400 sq ft of living accommodation in a sought after, private turning, this modern family home offers a spectacular opportunity to live in one of the most desirable roads in Ingatestone village.

Constructed some 10 years ago to a superb specification, this sizeable home provides living space across three floors with a total of four reception rooms, up to seven bedrooms, and five bathrooms. In addition, the central areas are highly impressive, with a spacious central entrance hall, and a large landing with floor-to-ceiling glass feature wall, which also adds to this property's striking kerb appeal.

The heart of this home is the remarkable kitchen/living room measuring 31ft x 21ft, which provides space for a large sitting area and dining table, with an adjacent, more formal dining room connected by double doors. The key reception spaces all connect to - and enjoy views of - the rear garden, which is of a good size and features an entertaining cabin, ideal for both daytime and evening gatherings.

Avenue Road is one of the most requested roads in Ingatestone, and this is one of only a few properties of this type in the whole village, so with the combination of a modern, sizeable house in this often-requested turning, this really is an opportunity not to be missed.











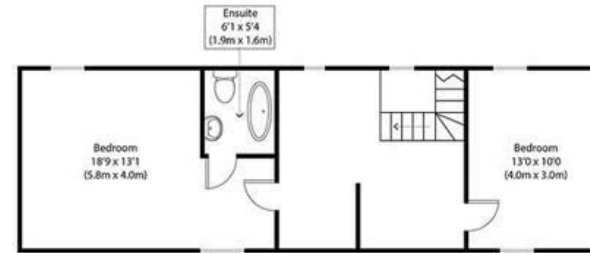




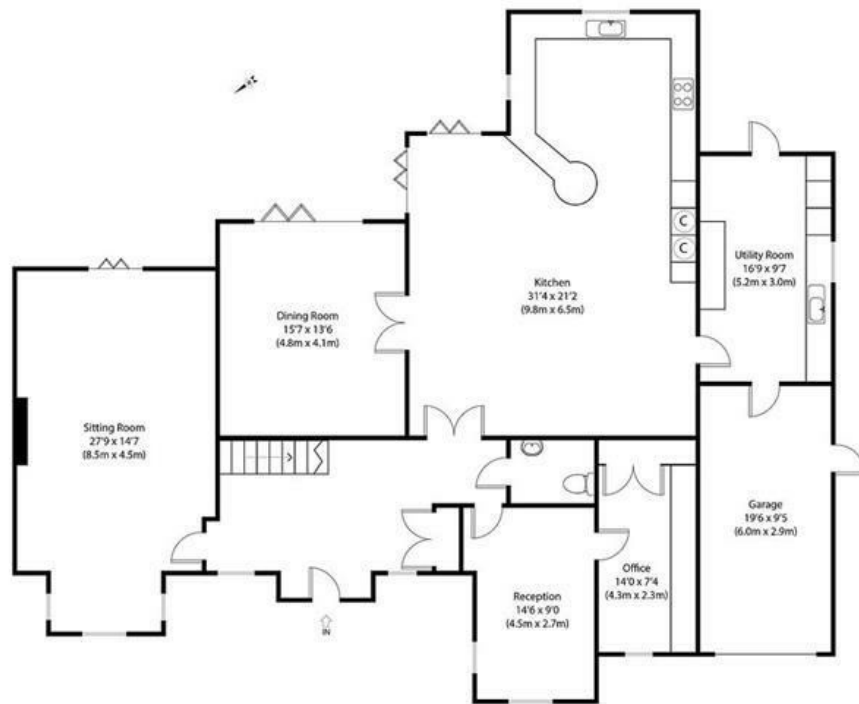


## Approximate Gross Internal Area 4430 sq ft (411 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Second Floor

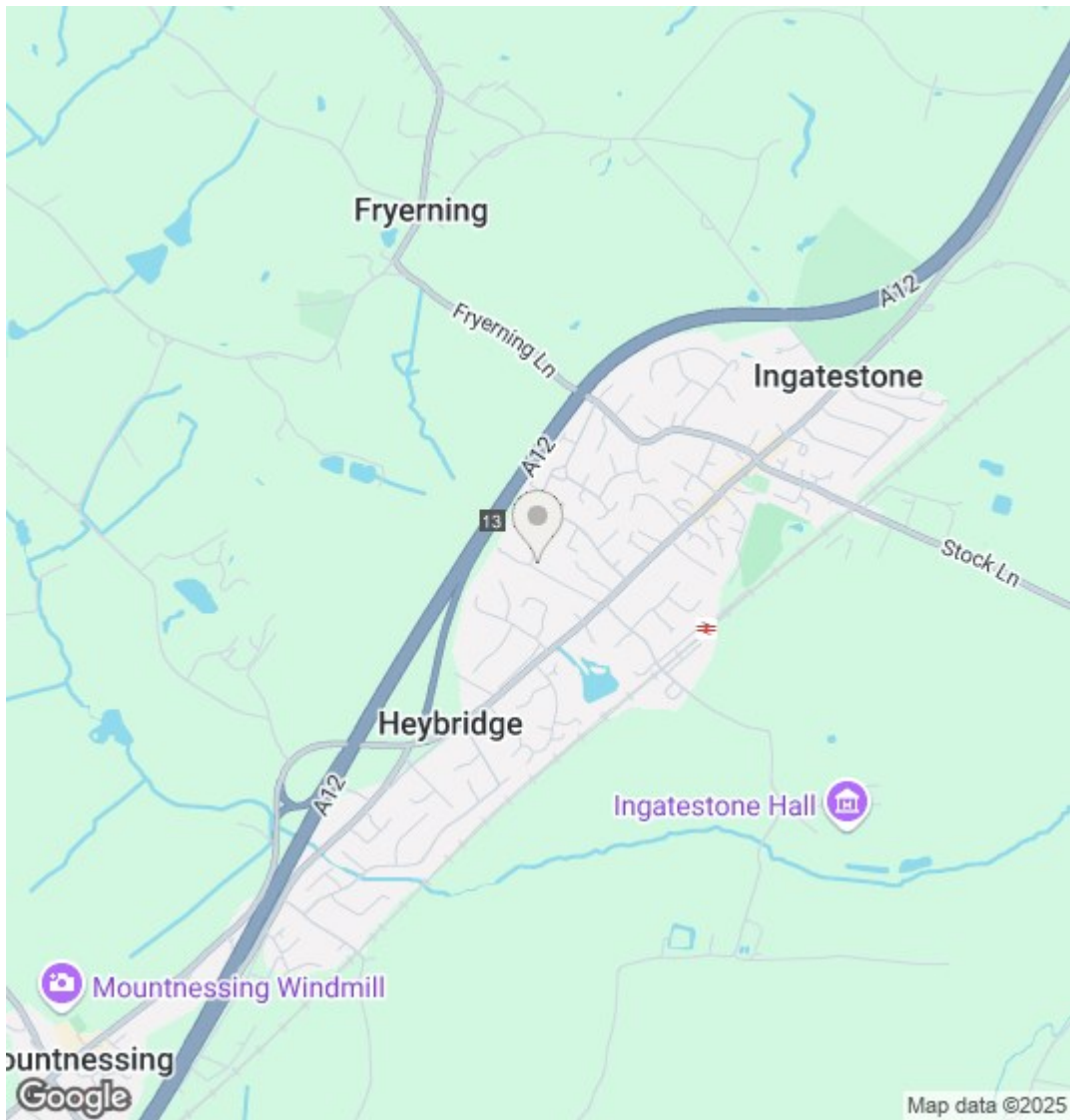


Ground Floor



First Floor





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	

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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