





Burnt House Lane

Ingatestone. CM4 9AN

GUIDE PRICE £650,000 - £675,000

Within a pleasing stroll to the centre of Ingatestone village is this beautifully presented and versatile three bedroom family home. Offering the added benefit of off-street parking for several cars, together with an un-overlooked good sized garden.

On entering the home, you are welcomed into a bright and inviting entrance hall fitted with engineered wood flooring which runs throughout the whole of the ground floor. There is also a convenient cloakroom/wc and storage cupboard. The home has a front reception/sitting room with marble fireplace and attractive bay window. From the central hallway is a spacious open plan family living space which could be ideal as an additional sitting room or child's playroom, this leads to a large kitchen/dinner with a further area for seating. The newly renovated kitchen benefits from an extensive range of high-quality kitchen cabinetry complemented by quartz worksurfaces and a breakfast island with plenty of storage beneath. The kitchen includes a range of integrated appliances including a fitted oven, microwave, electric hob, extractor, and dishwasher. Bi-folding doors open onto the recently paved patio and lawned garden beyond.

To the first floor there are three good-sized double bedrooms all complemented with fitted wardrobes. A high quality four-piece family bathroom, with separate double shower, completes the upstairs living accommodation.

Externally the property benefits from a newly gravelled driveway offering parking for several cars and a good sized rear garden with a recently upgraded patio area, great for outside entertaining. A garden shed and side access completes the outside area.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no

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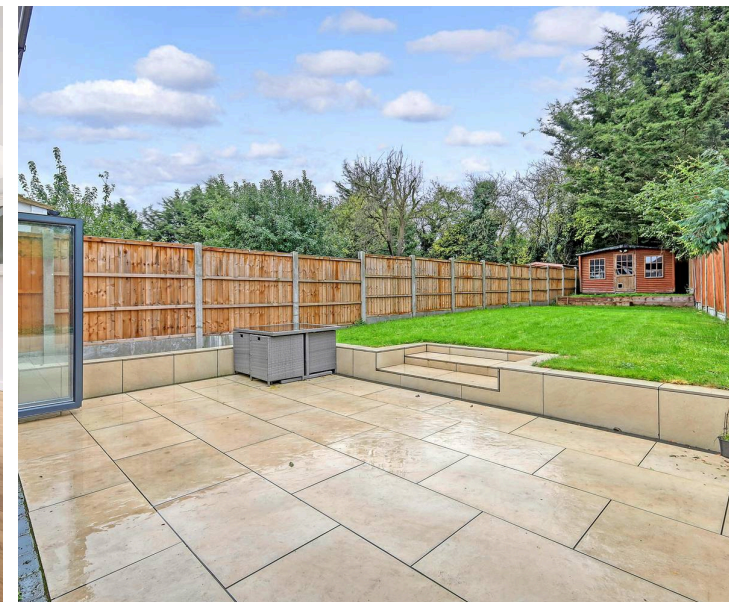
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning open plan kitchen / dining / family room.
- Generous driveway
- South - West facing garden
- Three double bedrooms
- Walking distance of Ingatstone Railway Station

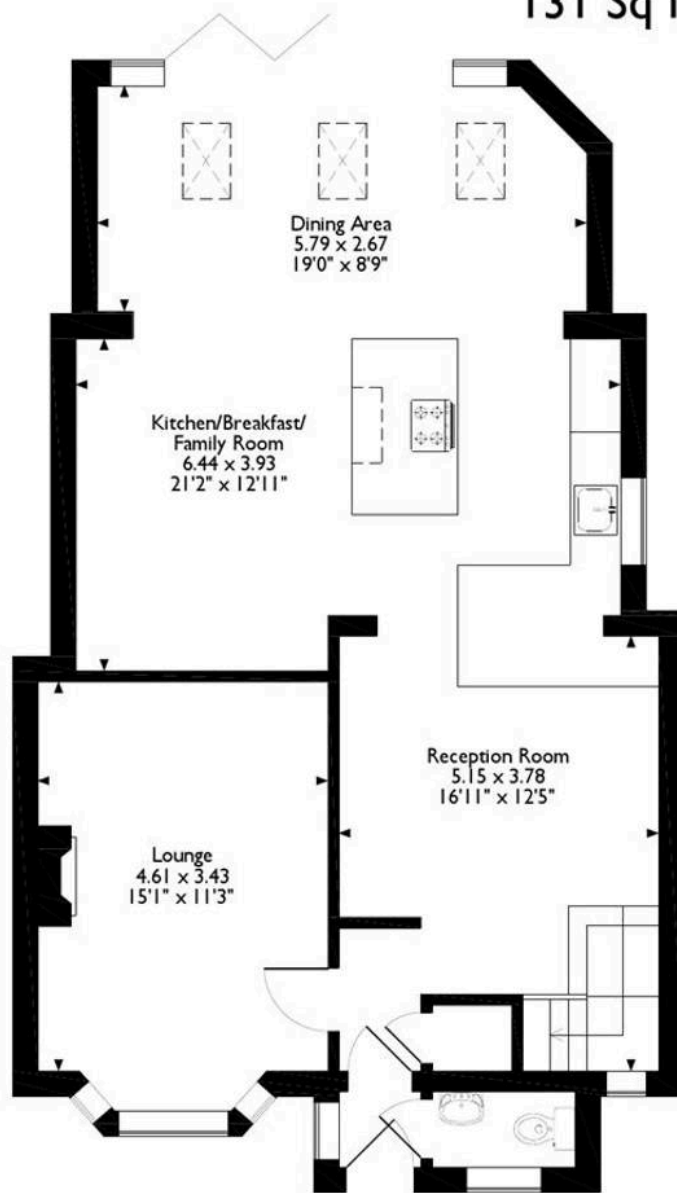




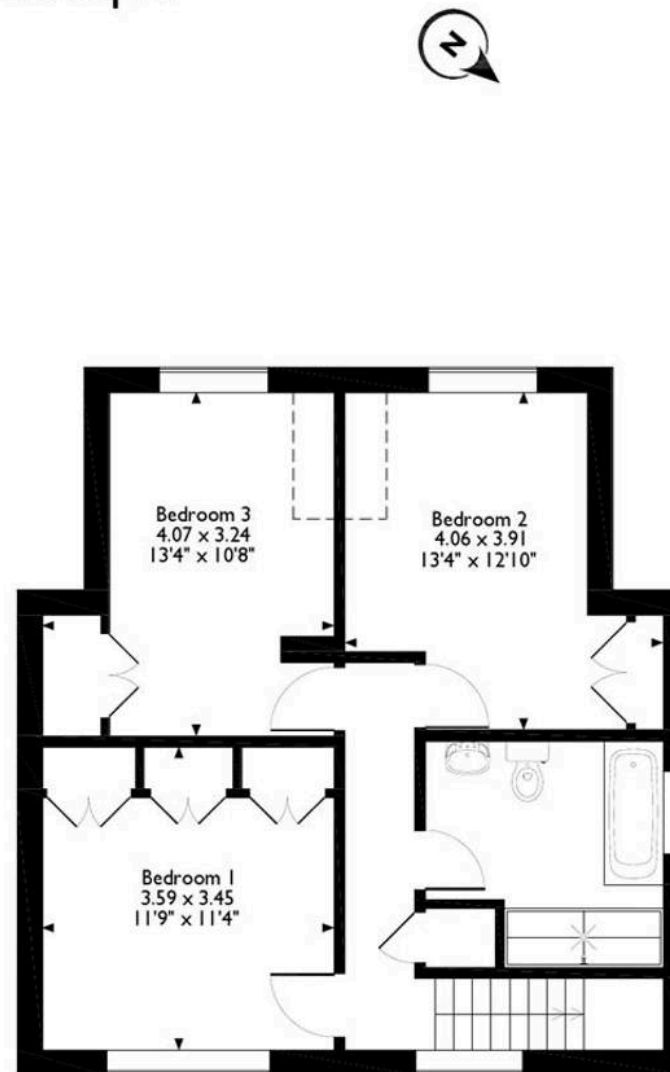




Burnt House Lane, Ingatestone
Approximate Gross Internal Area
131 Sq M/1415 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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Walkers
People & Property

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