



**Keith
Ashton**

Nine Ashes Road, Nine Ashes
Ingatstone



170 NINE ASHES ROAD

Nine Ashes Ingatestone, CM4 0JY

Guide Price £900,000

Situated in the much sought after Nine Ashes Road and sitting on a good sized plot with a mature rear garden in excess of 100' is this four, double-bedroom detached house with 2227 sq.ft of well-balanced living accommodation. The property has ample off-street parking to the front with a loose stone 'in' and 'out' driveway set behind attractive wooden five-bar gates and fencing, and there is also an attached double garage which has vehicular access through to the rear. Maintained to a good standard and well-presented throughout, this lovely home benefits from two large receptions, study, utility, and a spacious kitchen breakfast room, whilst to the first floor a master bedroom has access into a four-piece, en-suite shower room. Whilst being in a desirable semi-rural location, viewers will note that the property is still within easy reach of main towns, with Ongar, Shenfield and Bentwood all being within a short drive of the property.

FOUR DOUBLE BEDROOMS

DETACHED FAMILY HOME ON A GOOD-SIZED PLOT

EXCELLENT PARKING / DOUBLE GARAGE

EN-SUITE BATH/SHOWER ROOM TO MASTER BEDROOM

SPACIOUS FAMILY BATHROOM

TWO RECEPTION ROOMS

KITCHEN / BREAKFAST ROOM

STUDY & SEPARATE UTILITY

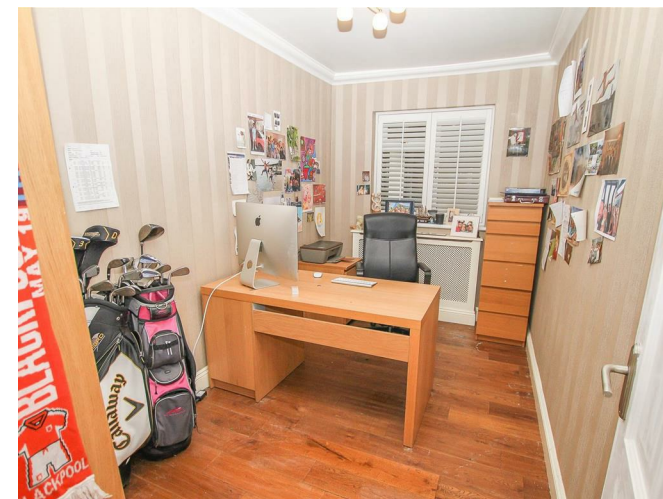


Description

Steps up to the front door give access into a spacious reception hallway with stairs rising up to the first-floor level and galleried landing. Wooden flooring extends through from the hallway into all but one of the ground floor rooms, with a cosy living room being carpeted. There are doors from the hallway which give access into both reception rooms, study, kitchen/breakfast room and a ground floor cloakroom. The living room is a bright room with windows to two aspects and French doors which give access into the garden. It has been neutrally decorated and the focal point of this room is a brick-built fireplace with wooden mantel over and a log burning stove. A spacious kitchen / breakfast room of some 22'3 in length offers further access into the rear garden and there is ample space for a family sized dining table and chairs. The kitchen has been fitted in a range of grey 'Shaker' style wall and base units with wooden work surfaces over, including stylish 'Butler' sink. Integrated appliances include fridge/freezer and dishwasher, and there is ample space for a Range style cooker with extractor hood above. There is further space for appliances in a separate utility off the kitchen which has wall and base units and work surface to match the kitchen, and side access into the garden.

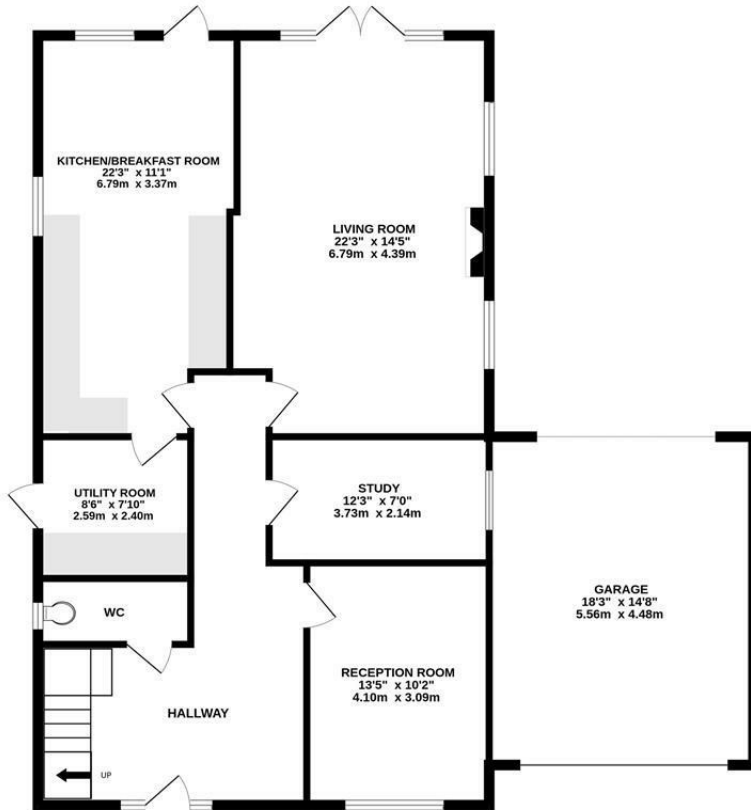
Rising to the first floor you will find a large landing with doors to all rooms and two double storage cupboards. There are four double bedrooms. Bedroom three has a double aspect, with views to the front and rear. Bedroom one is 22' in length (max) and has views over the garden to the rear and a range of mirror fronted fitted wardrobes. Bedroom one has the benefit of having access into a fully tiled en-suite which has both a Jacuzzi bath and a separate double shower, w.c. and wash hand basin. Additionally, to this level there is a spacious family bathroom, again fully tiled and with corner shower cubicle, roll edged free standing bath, wash hand basin and w.c. The family bathroom is fully tiled with mirrored and brick effect tiles to the walls and a lovely quartz tiled floor.

Externally, there is a large rear garden in excess of 100' planted with mature trees, hedging and shrubs, providing a good degree of privacy. Immediately to the rear of the house is a block paved patio and there is side pedestrian access through to the front garden where there is a loose stone, 'in' and 'out' driveway providing ample parking. There is also a double garage which has vehicular access through to the rear.

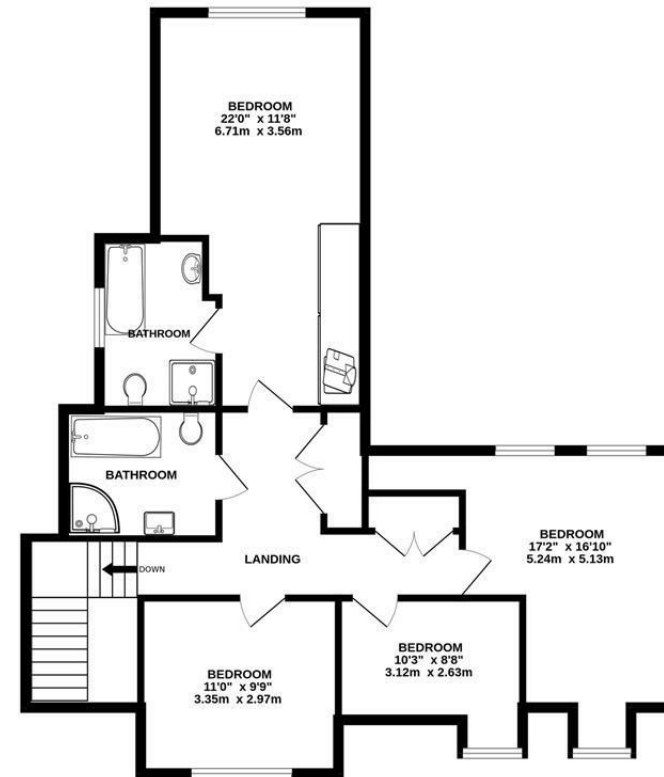




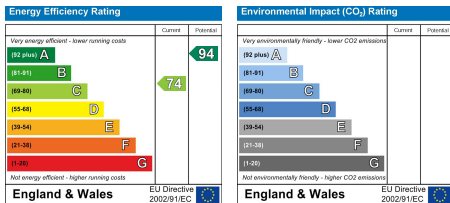
GROUND FLOOR
1336 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Ingatstone
Council tax band: F
Post Code: CM4 0JY

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

