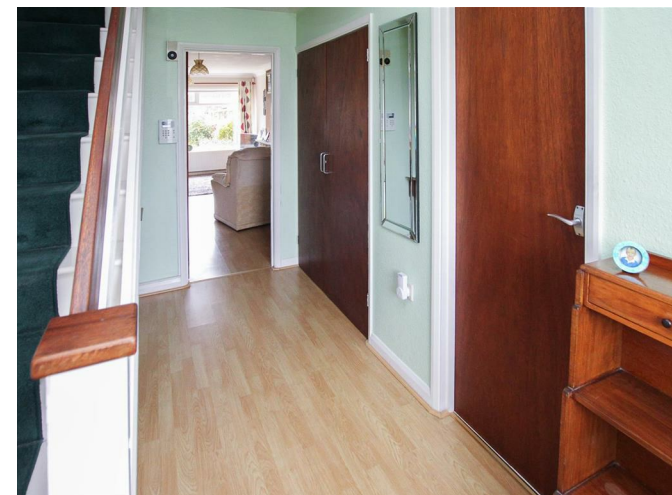
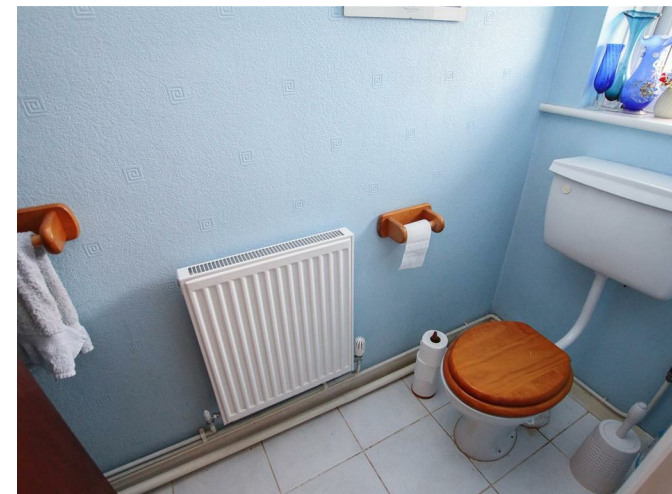




**Keith  
Ashton**

Woollard Way, Blackmore  
Ingatstone



## 10 WOOLLARD WAY

Blackmore Ingatestone, CM4 0QN

\*\* GUIDE PRICE £535,000 - £550,000 \*\* Situated in a pleasant cul-de-sac in the centre of Blackmore Village is this four, double bedroom semi-detached chalet style property which has excellent potential for improvement. The property benefits from having an attached garage with pedestrian door into the garden and there is further parking to the front on your own driveway, with the potential to create additional parking if required. Blackmore Village offers a great selection of local amenities, including well-regarded Primary School, welcoming pub and tea rooms, and village green, featuring a quaint little duck pond, and is a just a short drive into Brentwood and Shenfield Town Centres with high street shopping and mainline train services into London.

- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER BLACKMORE VILLAGE
- POTENTIAL FOR IMPROVEMENT
- GROUND FLOOR CLOAKROOM
- ATTACHED GARAGE
- FIRST FLOOR SHOWER ROOM
- TIDY REAR GARDEN

Guide Price £525,000



## Description

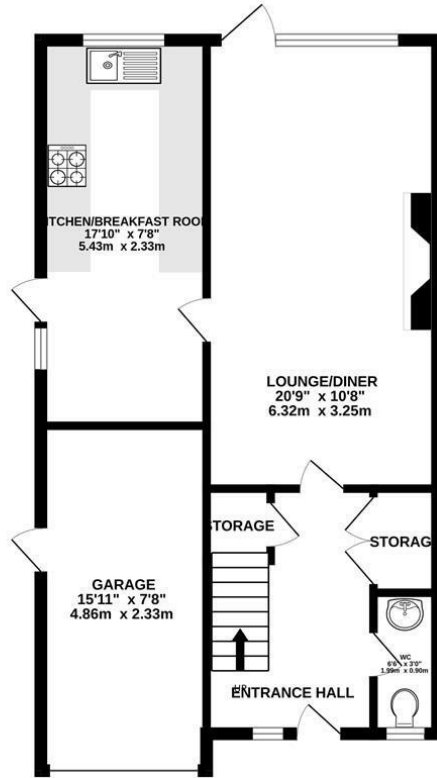
A bright entrance hall with stairs rising to the first floor, includes a useful double storage cupboard and further storage space under the stairs. Off the hallway is a ground floor cloakroom which has a w.c. and wash hand basin, whilst to the end of the hallway there is a door giving access into a spacious lounge/diner. A large window and door to the rear overlooks and gives access into the rear garden, making the lounge/diner a lovely bright room. The focal point of the lounge area is the feature fireplace with multi-fuel log burner which is set into a brick surround and stone hearth. You have access into a well-fitted kitchen/breakfast room from the lounge. The kitchen is fitted in a range of cream wall and base units with integrated double oven and hob with extractor above. There is further access into the rear garden (to the side) from the kitchen.

There is a double storage cupboard / airing cupboard to the first-floor landing, and there are doors to all bedrooms and the shower room. All bedrooms are of double size and good proportion and have built-in storage. The shower room is fully tiled and includes shower cubicle, wash hand basin and close coupled w.c.

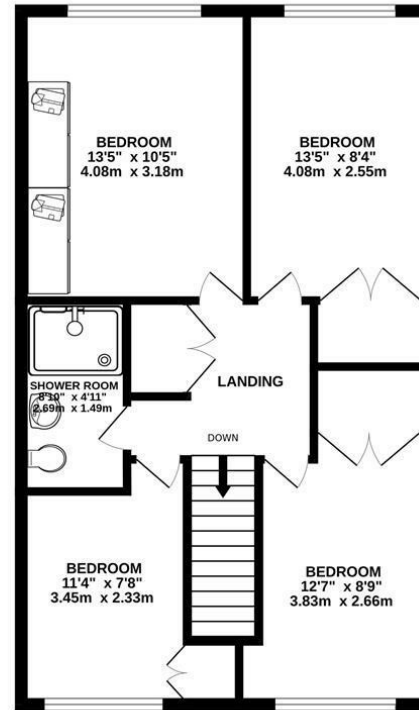
Externally, a tidy rear garden has neat lawns with flower beds to the sides, paved patio and pathway which leads to a timber framed shed. There is an attached garage with pedestrian access leading to the side of the property. Off street parking is provided to the front on your own driveway, with potential to create further parking at the front if required. A pedestrian gate at the side gives access down the side of the property and into the rear garden.



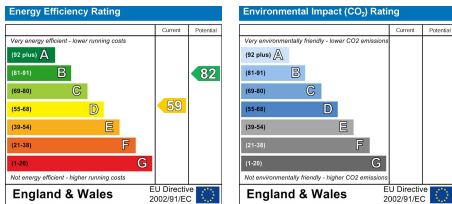
GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



**SERVICES:**

Local Authority: Ingatstone  
Council tax band: E  
Post code: CM4 0QN

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**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](http://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](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

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Lettings Office  
Tel: 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)