



Keith
Ashton

Fairfield,
Ingatstone



2 FAIRFIELD

Ingatestone, CM4 9ER

Within a short walk of Ingatestone High Street is this detached family house which is offered for sale with VACANT POSSESSION and has excellent potential for improvement. The property offers well balanced accommodation with four good-sized bedrooms to the first floor and two receptions and a spacious kitchen with separate utility to the ground floor, along with a ground floor cloakroom and first floor shower room. Parking is provided by way of a large driveway and an integral garage and there is also an easy to maintain garden to the rear. Viewers will note that Ingatestone Village benefits from excellent transport links, making it a viable option for commuters, it is well-served by Ingatestone railway station, which offers direct services to London Liverpool Street.

- FOUR GOOD-SIZED BEDROOMS
- DETACHED FAMILY HOUSE
- FIRST FLOOR SHOWER ROOM
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- FITTED KITCHEN & SEPARATE UTILITY
- GARAGE & LARGE DRIVEWAY
- GROUND FLOOR CLOAKROOM

Guide Price £680,000



Description

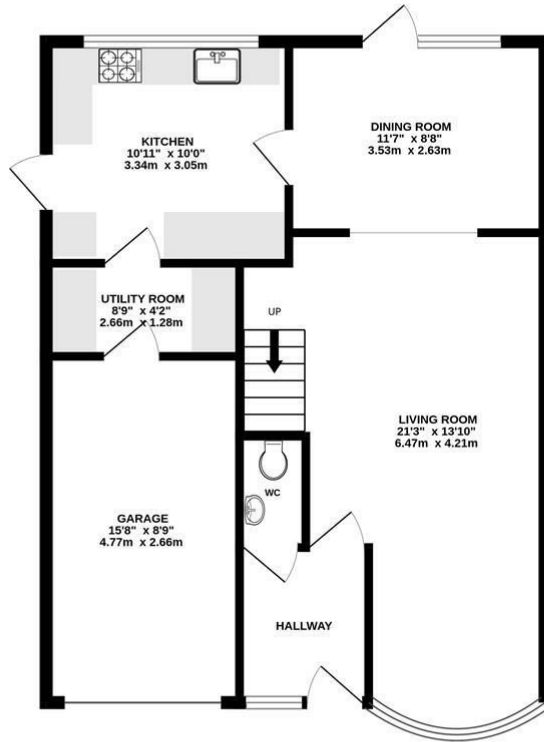
The property has an attractive frontage with a central front door giving access into a bright and spacious hallway where you will find a ground floor cloakroom with w.c. and wash hand basin. There is a further door from the hallway which opens into a large living room with stairs rising to the first floor, a feature fireplace and a bay window which overlooks the front. An archway leads through into the dining room where you have access into the kitchen. A large window and door into the garden allow for lots of natural lighting into this room. The kitchen has been fitted in a range of wooden wall and base units which provide ample storage. Integrated appliances include double oven and gas hob and there is plenty of space for further free-standing appliances in a separate utility off the kitchen. There is further access into the garden from the kitchen and there is access into the garage from the utility room.

A spacious first floor landing has doors to all rooms and a useful storage/airing cupboard. All four bedrooms are of good-sized with two having built-in or fitted storage. To the second bedroom there is a wash hand basin set into a vanity unit in one corner of the room. Finally on this level there is a modern shower room which has fully tiled walls, walk-in shower with glass screen, wash hand basin set into a vanity unit and a close coupled w.c.

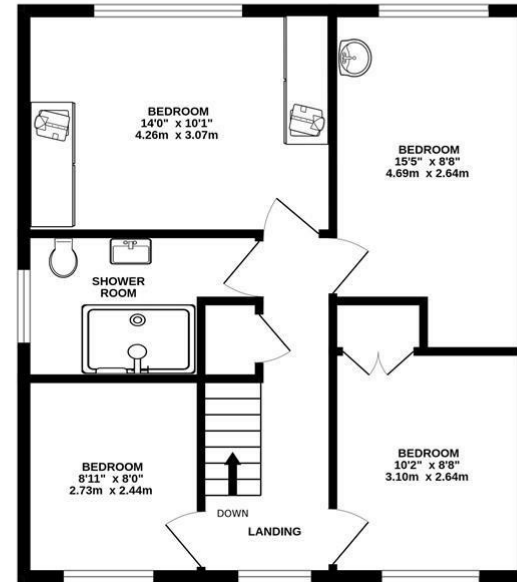
Externally, there is an easy to maintain garden to the rear with paved patio and lawn with flower beds to borders and there is a timber shed which will remain. There is pedestrian access through to the front where you will find a long own driveway which provides parking for 2/3 vehicles which leads to an integral garage, providing further parking or storage options.



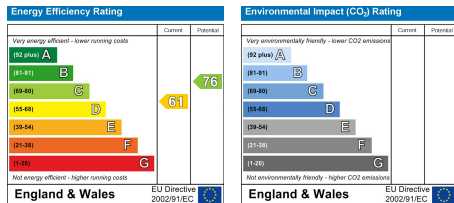
GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Ingatstone
Council tax band: E
Post code: CM4 9ER

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



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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

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