



Keith  
Ashton

Meadow Rise, Blackmore  
Ingatstone





## 49 MEADOW RISE

Blackmore Ingatestone, CM4 0QY

Offering excellent potential for improvement is this three, double-bedroom semi-detached house which is located at the end of a pleasant cul-de-sac in the heart of sought-after Blackmore Village and is within walking distance of Blackmore Primary school, village tea room, convenience store and the popular Leather Bottle Pub. High Street shopping and mainline train services into London can be found in Brentwood and Shenfield Town Centres, just a short drive from the property. Offering well-balanced accommodation of just over 1500 sq.ft over both levels this home offers the opportunity for someone to put their 'own stamp' on the property and make this a wonderful family home, and we therefore urge interested parties to view at their earliest convenience.

- THREE DOUBLE BEDROOMS
- EXTENDED SEMI-DETACHED FAMILY HOME
- EXCELLENT POTENTIAL FOR IMPROVEMENT
- OPEN PLAN KITCHEN / DINING ROOM
- SEPARATE, SPACIOUS LOUNGE
- GROUND FLOOR CLOAKROOM
- HOME OFFICE
- OFF STREET PARKING & ATTACHED GARAGE

Guide Price £500,000





## Description

Steps up to the front door which gives access into a spacious porch with double storage cupboard and a further door giving access into a bright and spacious L-shaped hallway, where you have two under stairs storage cupboards and stairs rising to the first floor.

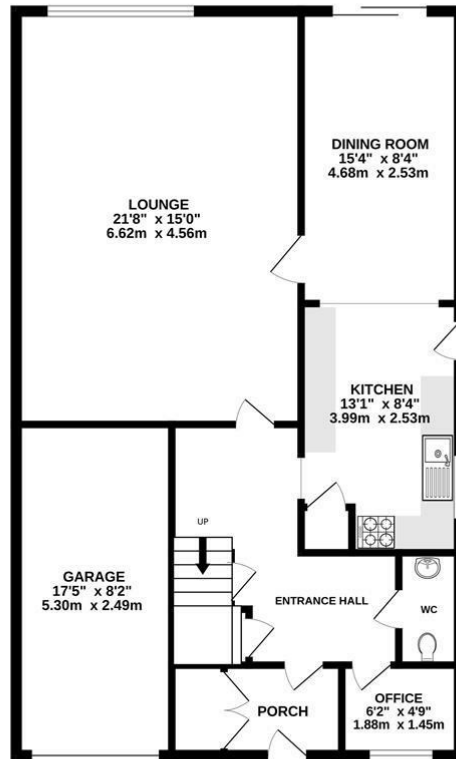
Off the hallway you have a ground floor cloakroom, fitted in a white suite and a small home office which overlooks the front of the property. The hallway also gives access into a spacious lounge with feature open fireplace, measuring 21'8 x 15' and a door into the kitchen. The kitchen has been fitted in a range of solid wood wall and base units with contrasting work surface over and includes ample space for freestanding appliances, a door leading to the side access and there is also a water softener located in one of the cupboards. The kitchen is open plan to a separate dining room which has sliding patio doors opening onto the rear garden.

Rising to the first floor you have three double bedrooms; all are of good proportions. There is ample space for freestanding or fitted furniture in each of the bedrooms, with two of the rooms having built-in storage. The family bathroom is fitted with a pedestal wash hand basin and bath which has a shower over and there is a separate w.c. which is adjacent.

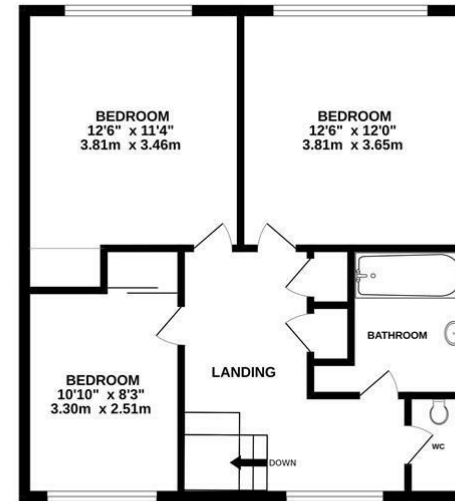
Externally, at the rear of the property is a garden with central lawn which has a paved pathway to the borders with a brick edged flower bed to the rear. In one corner of the garden is a large timber framed shed which will remain. There is parking at the front of the property for three cars in addition to an integral garage.



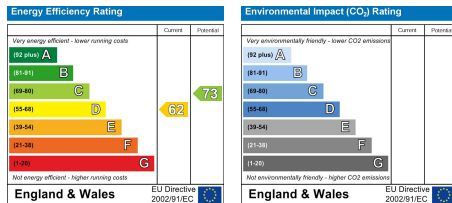
GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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 0QY

### 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)

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