



32 Mill Road, Stock, Ingatestone CM4 9LJ  
Guide Price £525,000

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Stockingstone CM4  
9LJ  
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\*\* Guide Price £525,000 - £550,000\*\* Situated in the heart of Stockingstone Village is this attractive bay fronted two bedroom period cottage. Retaining a wealth of character features and offering scope for further improvement; this is an exciting opportunity to enjoy the best of village living.

To the front of the cottage is a brick block paved garden retained by a traditional picket fence and gate. The entrance door opens into the living room with a bay window and lovely Inglenook style red brick fireplace and chimney breast. There are stairs leading up to the first floor and a storage cupboard under. The room also features exposed timber floorboards and exposed beams and an open studwork partition leading to the kitchen dining room. The kitchen has space for kitchen appliances, a traditional sink unit and ample room for a dining table and chairs. There are double doors leading out to the garden patio, which enjoys a sunny aspect.

Up on the first floor is a surprisingly spacious split-level landing area, giving independent access to the bedrooms and bathroom. The main bedroom is located to the front with two windows and exposed timber floorboards. To the rear is the second double bedroom with a range of fitted wardrobes. The bathroom has a Velux style window and is fitted with a white suite and part tiled walls.

To the rear is a cottage style garden, which enjoys a sunny south-west facing aspect.





**LIVING ROOM**  
14'5 x 14 (4.39m x 4.27m)

**KITCHEN/DINING ROOM**  
15'6 x 10 (4.72m x 3.05m)

**FIRST FLOOR LANDING**

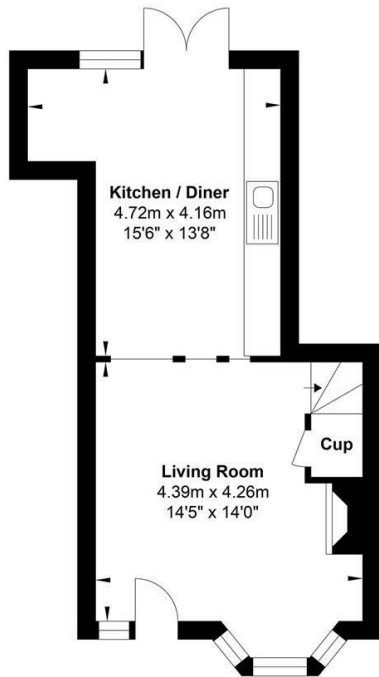
**BEDROOM ONE**  
14'5 max x 11'4 (4.39m max x 3.45m)

**BEDROOM TWO**  
10 x 10 (3.05m x 3.05m)

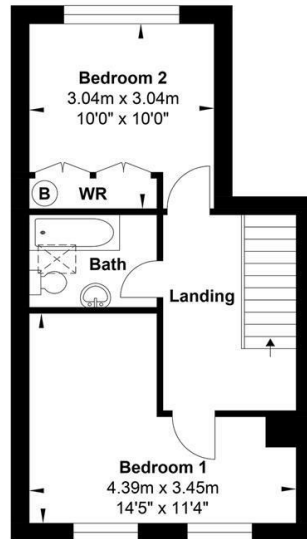
**FIRST FLOOR BATHROOM**  
7'3 x 5 (2.21m x 1.52m)

**PAVED FRONT GARDEN**

**SOUTH/WEST FACING REAR GARDEN**



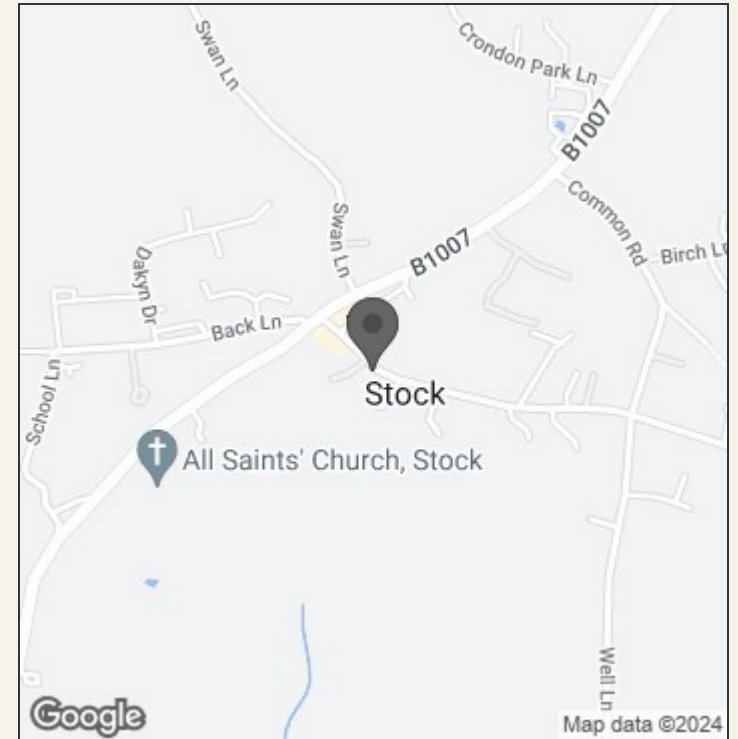
**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 67.73 m2 ... 729 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>34</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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