



20 Whitby Avenue  
Ingrave  
£399,950

MEACOCK & JONES



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## **20 Whitby Avenue, Ingrave, Essex, CM13 3NT**

An appealing two bedroom semi-detached bungalow located on Whitby Avenue in the picturesque village of Ingrave, Brentwood. This property boasts two generously proportioned bedrooms, offering the perfect space for a small family or those looking to downsize to a more manageable home.

One of the standout features of this property is the fantastic opportunity it presents for modernisation, allowing you to put your own stamp on the bungalow and potentially increase its value. The large garden provides ample space for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air in this attractive location.

Situated close to Brentwood station, commuting to work or exploring the surrounding areas couldn't be more convenient. Additionally, being near local amenities means you'll have everything you need right at your doorstep.

What's more, this property comes with the added benefit of no onward chain, making the buying process smoother and quicker for those eager to make this charming bungalow their new home. Don't miss out on the chance to create your dream living space in this lovely property in Ingrave.

### **Entrance Hall**

#### **Lounge**

15'5 x 12' (4.70m x 3.66m)

#### **Bedroom One**

12'1 x 11'9 into recess (3.68m x 3.58m into recess)

#### **Bedroom Two**

11' x 9'5 (3.35m x 2.87m)

#### **Kitchen**

11' x 9'5 (3.35m x 2.87m)

#### **Conservatory**

15'7 x 4'5 (4.75m x 1.35m)

#### **Rear Garden**

#### **Front Garden**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



