

DURDEN & HUNT

INTERNATIONAL



Ingatestone CM4

Offers In Excess Of £975,000

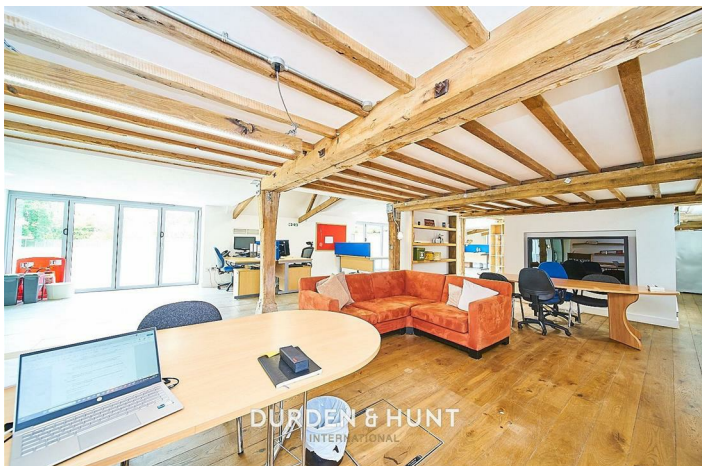
- Spacious Open Plan Reception Room
- Dining Area
- Characteristic Features Throughout
- Moder Family Bathroom
- Excellent Transport Links
- Contemporary Kitchen Separate Utility Space
- Downstairs WC
- Four Well Proportioned Bedrooms Two Of which Have En Suites
- Large Garden With Patio Area And Swimming Pool

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Council Tax Band:



Durden and Hunt welcome to the market this exceptional four bedroom unique detached home in Ingatestone.

Internally this immaculate property has characteristic features throughout and offers a spacious open plan reception room ideal for flexible living, contemporary kitchen with separate utility space, large dining area and a downstairs wc.

The first floor consists of four well proportioned bedrooms two of which include en suites. All bedrooms are complemented by a modern family bathroom.

Externally this property offers a generous sized garden with patio area, outdoor swimming pool, garage and off road parking for multiple of cars.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M11, A414 and Chelmsford train station.

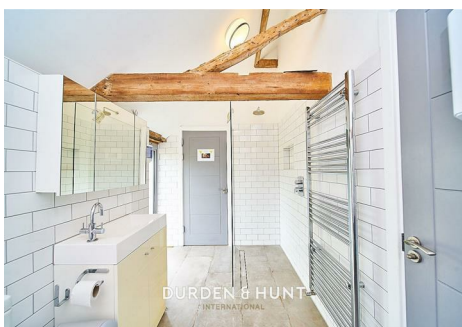
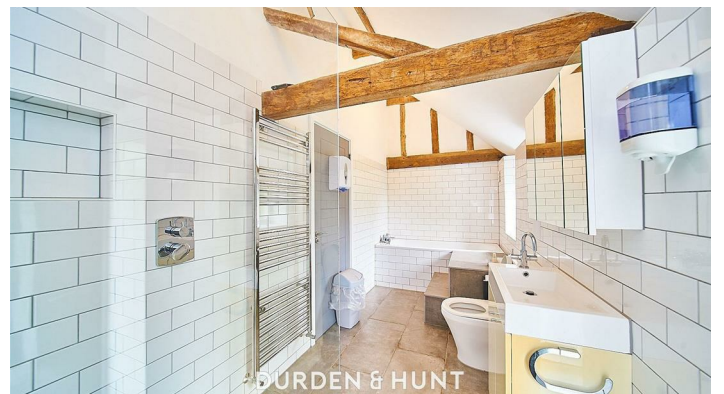
Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

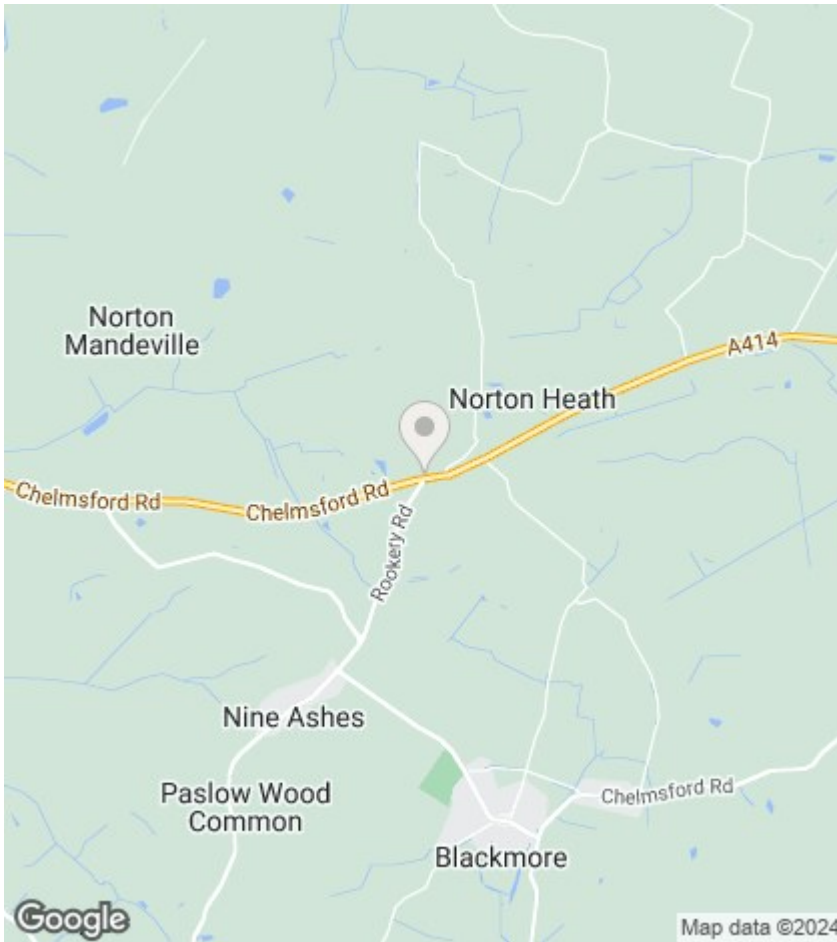
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of

these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







Viewings

Viewings by arrangement only.
Call 01277402068 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 76 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

