



Nine Ashes Road, Nine Ashes, Ingatestone

Guide Price £795,500



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Tucked away in the sought-after semi-rural setting of Nine Ashes, this detached chalet bungalow offers a harmonious blend of space and flexibility. Set on a secluded plot, the home provides nearly 2,230 sq ft of thoughtfully arranged accommodation, with three or four bedrooms to suit your needs. A beautifully laid stone driveway welcomes you, offering parking for up to ten vehicles and leads to a double integral garage.

Stepping inside, you are greeted by a welcoming entrance hall that draws you into the heart of the home. The living room is bright and airy, bathed in natural light, with doors opening directly onto the rear garden, creating a seamless flow between inside & out. The dining room sits just off the fitted kitchen, which is thoughtfully designed with sleek shaker-style units in a modern grey finish. The ground floor also features a contemporary family bathroom, two generous double bedrooms - one with fitted wardrobes. There is also a versatile fourth bedroom would be perfect as a home office or study.

Upstairs, the principal bedroom offers a peaceful retreat, complete with a luxurious four-piece en-suite shower room for added comfort. The generous landing is an inviting space, ideal as a reading nook with views across the garden. Another room off the landing is currently set up as a man cave, but could easily become a delightful den for children or a creative studio. The family bathroom is spacious and beautifully finished, featuring a large walk-in shower, a separate stand-alone bathtub, WC, and basin.

Outside, the stone-paved driveway sets a welcoming tone, with space for up to ten vehicles. The rear garden extends to around 130 feet, offering ample room for outdoor entertaining or simply unwinding in the fresh air. There is also a timber shed, double integral garage with an electric door, and a dedicated sitting area overlooking the gardens.





GROUND FLOOR

Entrance Hall

12'1" x 3'0" (3.68m x 0.91m)

Dining Room

9'11" x 13'9" (3.02m x 4.19m)

Kitchen

9'8" x 8'5" (2.95m x 2.57m)

Bathroom (max)

9'11" x 6'1" (3.02m x 1.85m)

Living Room

12'0" x 20'4" (3.66m x 6.20m)

Bedroom Three

14'2" x 10'4" (4.33m x 3.15m)

Bedroom Two

9'10" x 10'5" (2.99m x 3.18m)

Bedroom Four

6'11" x 9'2" (2.11m x 2.80m)



FIRST FLOOR

Landing

15'0" x 9'5" (4.58m x 2.86m)

Bedroom One

14'7" x 14'5" (4.44m x 4.39m)

En-suite Bathroom

14'5" x 7'7" (4.40m x 2.32m)

EXTERNAL AREA

Garage

24'5" x 18'10" (7.45m x 5.74m)

Office

9'3" x 17'11" (2.82m x 5.46m)

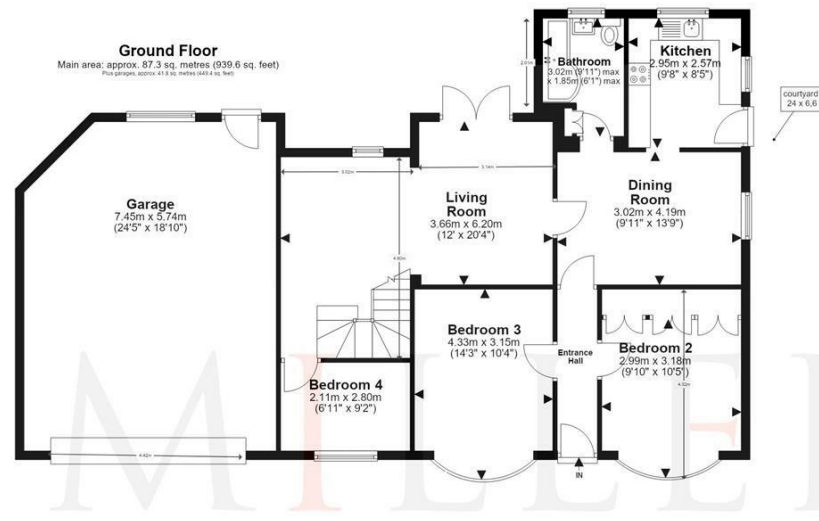
Rear Garden

130' x 55' (39.62m x 16.76m)

Courtyard

24' x 6'6" (7.32m x 1.98m)





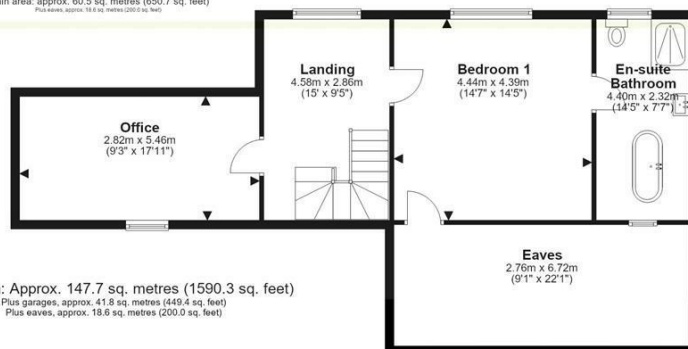
Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



First Floor

Main area: approx. 60.5 sq. metres (650.7 sq. feet)
Plus eaves, approx. 18.6 sq. metres (200.0 sq. feet)



Main area: Approx. 147.7 sq. metres (1590.3 sq. feet)
Plus garages, approx. 41.8 sq. metres (449.4 sq. feet)
Plus eaves, approx. 18.6 sq. metres (200.0 sq. feet)

Total area including garage
and Eaves: approx. 208.1 sq metres
(2239.7 sq feet)

Our floor plans are intended to give a general indication
of the proposed floor layout only and may vary in
the finished building and overall footage



Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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

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